



MOUNT EDGECOMBE
COUNTRY CLUB ESTATE

“The Design & Development Rules”

Bellerive Village
Cherry Hills Village
Crystal Downs Village
Greenbrier Village
Kingwood Village
Merion Village
Pinehurst Village
Quail Valley Village
Southern Hills Village

REVISED EDITION
“SEPTEMBER 2024”

TO BE READ IN CONJUNCTION WITH
THE TOWN PLANNING CONTROLS FOR
MOUNT EDGECOMBE ESTATE 2 & THE
CONDUCT & RULES FOR RESIDENTS

This document constitutes the latest edition of the Rules. This document must be consulted prior to commencing with the Design of any property improvements or building proposals.

THE PURCHASER ACCEPTS THESE DESIGN & DEVELOPMENT RULES; AS AMENDED FROM TIME TO TIME. THE PURCHASER CONFIRMS THAT HE/SHE HAS READ AND UNDERSTOOD THE CONTENTS OF THIS DOCUMENT AND HEREBY UNDERTAKES TO COMPLY WITH THE CONTENTS OF THIS DOCUMENT IN ITS ENTIRETY.

DISCLAIMER

It should be noted that these updated Rules have resulted from an evaluation between December 2021 - September 2024 by the Mount Edgecombe Country Club Estate Two Home Owners Association. Modifications have been introduced to further clarify the intent and character of the original concept. Certain design features of existing buildings that were approved and built before the above date may not be used as precedent nor may the previous guidelines, illustrations and sales literature be used to justify departures for any plan submitted after September 2024.

Signature of Purchaser.....

Date

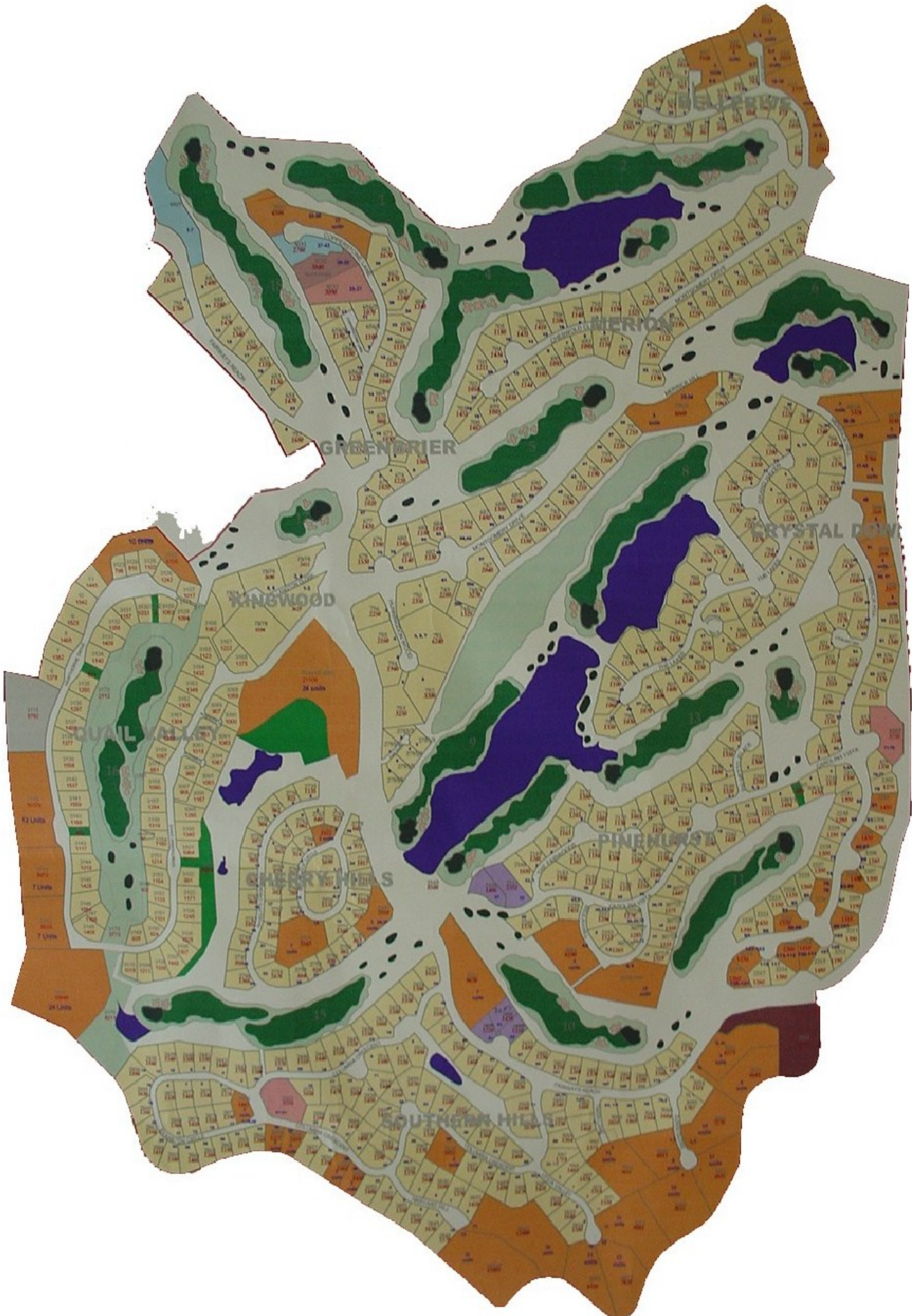


MOUNT EDGECOMBE
COUNTRY CLUB ESTATE

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OVERALL LAYOUT PLAN: MOUNT EDGECOMBE COUNTRY CLUB ESTATE 2





MOUNT EDGECOMBE
COUNTRY CLUB ESTATE

“THE RULES”

Design, Development, and Building Control Codes

CONSOLIDATED EDITION - JULY 2018

1.0 INTRODUCTION

Prior to submitting plans to the eThekweni Municipality for approval in terms of the National Building Regulations and Building Standards Act 103 of 1977 and SANS 10400, all property owners are required to submit building plans to the Mount Edgecombe Country Club Estate Management Association Two (MECCEMA Two) for aesthetic and planning approval. In addition, any superficial alteration not normally requiring municipal approval, to any building or property, including but not limited to vegetation, landscaping, jungle gyms, satellite dishes, Jacuzzi, air-conditioning units and similar utilities need to be in a screened area (courtyard) or enclosed with a screen if not in a courtyard. It must be at ground level and cannot be elevated on walls or on the roof, trampolines, dolls houses, plastic pool slides, solar panels, water heating pumps, fencing and/or screening, will require MECCEMA TWO approval prior to installation. *PUD Planned Unit Developments – Body Corporate approval required prior to Meccema approval.

It is to be noted that whilst a proposal may comply with detail elements of the architectural and Town Planning control as set out in this document, it must capture the intended architectural “Ethos” of the Estate. Meccema2 reserves the right to refer submissions that it and the Design Review Committee (P&A) deems to have failed in this respect, Although design phase is a subjective process the Committee reserves the right to impose design requirements to support the Mount Edgecombe architectural Ethos.

Only registered architects, landscape architects and building contractors on the MECCEMA Two approved panel of contractors may be appointed to carry out work on this Estate. The list of the various approved panels is available from the Meccema2 offices. This document is for the purpose of guidance in the design and development of any building and site work on Estate 2, and apart from those items specifically excluded in the rules and/or Deed of Sale, all submissions may be treated on merit.

2.0 THE DESIGN RULES

It is the intention of MECCEMA Two that all structures and buildings erected in the 9 villages on MECCEMA 2 conform to Mount Edgecombe’s Natal Open Veranda style. It is important that houses fronting onto the golf course establish a relationship and good interface with the course. This can, for example, be achieved through front lawns contoured and graded to blend in with the golf course. On the street side, the suburban residential streetscape must be developed and maintained. This can, for example, be achieved by keeping boundary enclosures low and fairly uniform and should be of the Buckingham style that enables inward as well as outward views. Gates that fully enclose the property from the street will only be approved on a separate application and on merit. The positioning of garages and the treatment of lighting and landscaping should enhance the streetscape. In order to unify the design of the houses, a binding element has been selected in the form of open sided covered verandas or patio spaces. The general theme requires each building to have a veranda or patio that is an open sided covered area of at least 10% of the total ground floor area of the dwelling. These verandas and patios should form an integral part of the design of any development proposal. Street facing entrances should preferably have a roof covering or entrance porch.

3.0 GENERAL DESIGN PRINCIPLES

All areas within the Estate share common criteria. Through the application of these criteria, an integrity and homogeneity of style and finish will be achieved. A range of finishes and elements have been approved and by working within this range and by applying the additional criteria specific to any area, sufficient scope to suit individual requirements and taste is conceded, whilst a sense of harmony is attained.

The following sections lay out the specific applications for the Mount Edgecombe Country Club Estate 2.

3.1 DESIGN PROCEDURES

- 3.1.1 The design and construction of all new buildings, extensions, alterations to buildings, swimming pools, fences and all gardens must be approved by MECCEMA TWO prior to any work being commenced. In addition, the required local authority approvals must also be obtained for all new buildings, alterations, glass enclosures, extensions, gazebo’s etc. All buildings, fences and gardens must adhere strictly to the comprehensive “Design and Development Rules” and “Town Planning Controls” for the particular village concerned. A copy of the relevant documents may be obtained from the MECCEMA TWO office.

3.1.2 In order to maintain building standards and design requirements, every alteration to a building, installation of a glass enclosures, attachment to a building (plaques, awnings, air conditioning units, satellites, etc.) erection of or alteration to fencing/garden walls, etc., on Estate 2 must have prior written permission from MECCEMA TWO. Permission is granted if all current planning and aesthetics design rules have been complied with. No owner building is permitted on the Estate. A list of accredited/approved building contractors is available from MECCEMA TWO.

3.2 **PLAN APPROVALS**

3.2.1 Plans as required in terms of the “Conditions of Sale” and in the “Design and Development Rules”, must be submitted to MECCEMA TWO along with a request for approval.

3.2.2 The Local Authority requires MECCEMA TWO’s prior approval of building plans to be attached to any request for approval of plans.

3.2.3 No construction or installation may commence prior to full MECCEMA TWO and Local Authority approvals.

3.2.4 Notwithstanding anything to the contrary contained in any law relating to magistrate’s courts, a magistrate shall have jurisdiction on the application of MECCEMA TWO, to make an order prohibiting any person from commencing or proceeding with an erection of any building or authorising MECCEMA TWO to demolish such building or offending part thereof if such magistrate is satisfied that such erection is contrary to or does not comply with the provisions of these rules or any approval or authorisation granted hereunder.

3.3 **Certificates of Completion**

No unit may be occupied without first having been authorised by:-

3.3.1 MECCEMA TWO’s certificate confirming that the buildings have been erected in accordance with the approved plans and that the requirements of the specific Rules have been met; and

3.3.2 The Local Authority’s Occupation Certificate.

3.4 **Attachments to Units**

No objects may be placed on or attached to a unit or any other structure, other than in accordance with prior written approval from MECCEMA TWO. The request for such approval may require a description and/or drawing and/or plan as may be necessary to fully define the request. (This applies to items such as air conditioning units, awnings, satellite dishes, etc. even when not directly attached to the building). Specifications for types and colours of permitted awnings/blinds are obtainable from the MECCEMA TWO Office.

3.5 **Fences**

All fencing (style, type and position) must comply strictly with the building rules. No fencing may be installed without the prior written approval of MECCEMA TWO.

3.6 **Gazebos and Pergolas**

No gazebos, pergolas or any other similar structure may be erected without the prior written approval of MECCEMA TWO.

3.7 **Garden/Tools Sheds**

Freestanding sheds for tools or gardening equipment are prohibited unless completely concealed from view. Approval must first be obtained from the Planning and Aesthetics Committee.

3.8 **Dolls/Play Houses**

Free standing dolls houses, children’s play houses or jungle gyms in gardens may not be installed or erected without the prior written approval of MECCEMA TWO. Such items shall only be allowed, provided they conform with the style and amenity of Estate 2. These structures must not, under any circumstances, be visible from the roads or Golf course.

3.9 **General Maintenance of Units**

The exterior of every unit together with fences, driveways, etc., must be properly maintained by the owner (or resident in the case of a leased property) and always be kept in a clean, tidy and neat condition and be repaired and painted accordingly. (The maintenance of exterior of sectional title units is normally carried out by the relevant body corporate).

3.10 **Failure to Maintain Units**

Where, in the opinion of MECCEMA TWO, the condition of a unit is not up to the standards required on Estate 2, MECCEMA TWO shall be entitled to give written notice to the owner/resident calling upon him/her to carry out the necessary repairs and maintenance within a specified time.

3.11. **Failure to Comply with Aesthetics Standards**

Should the resident fail to carry out such work as requested, MECCEMA TWO shall be entitled to carry out the work required and to recover the reasonable cost thereof from the owner, which amount shall be deemed to be part of the levy due by the owner.



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3.12 Television aerials and Satellite Dishes

Terrestrial and Satellite TV are both the prerogative and responsibility of residents. Positioning of dishes, aerials and air conditioners are subject to specific rules regarding non-visibility from roads and the golf course and colour coding, etc. Permission for the positioning of any dish or aerial must be obtained from MECCEMA TWO offices prior to installation.

3.13 Flags and Signs

3.13.1 No flags, flagpoles, or radio aerials on poles may be erected on units on Estate 2.

(This rule shall not apply to Association, Club or Commercial property provided the approval of the Board of MECCEMA TWO is obtained). Under special circumstances for religious reasons only, relaxation may be considered upon written application to the Board

3.13.2 No signs may be displayed on Estate 2. This rule shall not apply to the regulation notice board required by the Project Guidelines for the erection of new buildings and alterations and additions, or to the security signs depicting zones on the perimeter fence.

3.13.3 All decorative house name boards must conform to the size, colour and position, with the requirements of MECCEMA TWO.

3.14 Shade Cloth

Shade cloth shall only be used to demarcate construction sites and is strictly prohibited elsewhere.

3.15 External Structures/Fixtures

The style and colour of external awnings, blinds, lattices, trampolines, Jacuzzis, etc., are controlled by MECCEMA TWO and written authorization for their erection must be obtained prior to installation.

3.16 General Aesthetics/Standards

3.16.1 Veranda /garden furniture or any other external appurtenances, decorations, decorative lights, drapes, buntings, umbrellas, signs symbols or whatever, which in the opinion of the Board, are aesthetically unacceptable or unsightly may not be displayed to view in any part of Estate 2.

3.16.2 Garage doors and courtyard gates must be kept closed at all possible times other than when legitimate ingress or egress is taking place.

3.17 SPECIFIC EXCLUSIONS

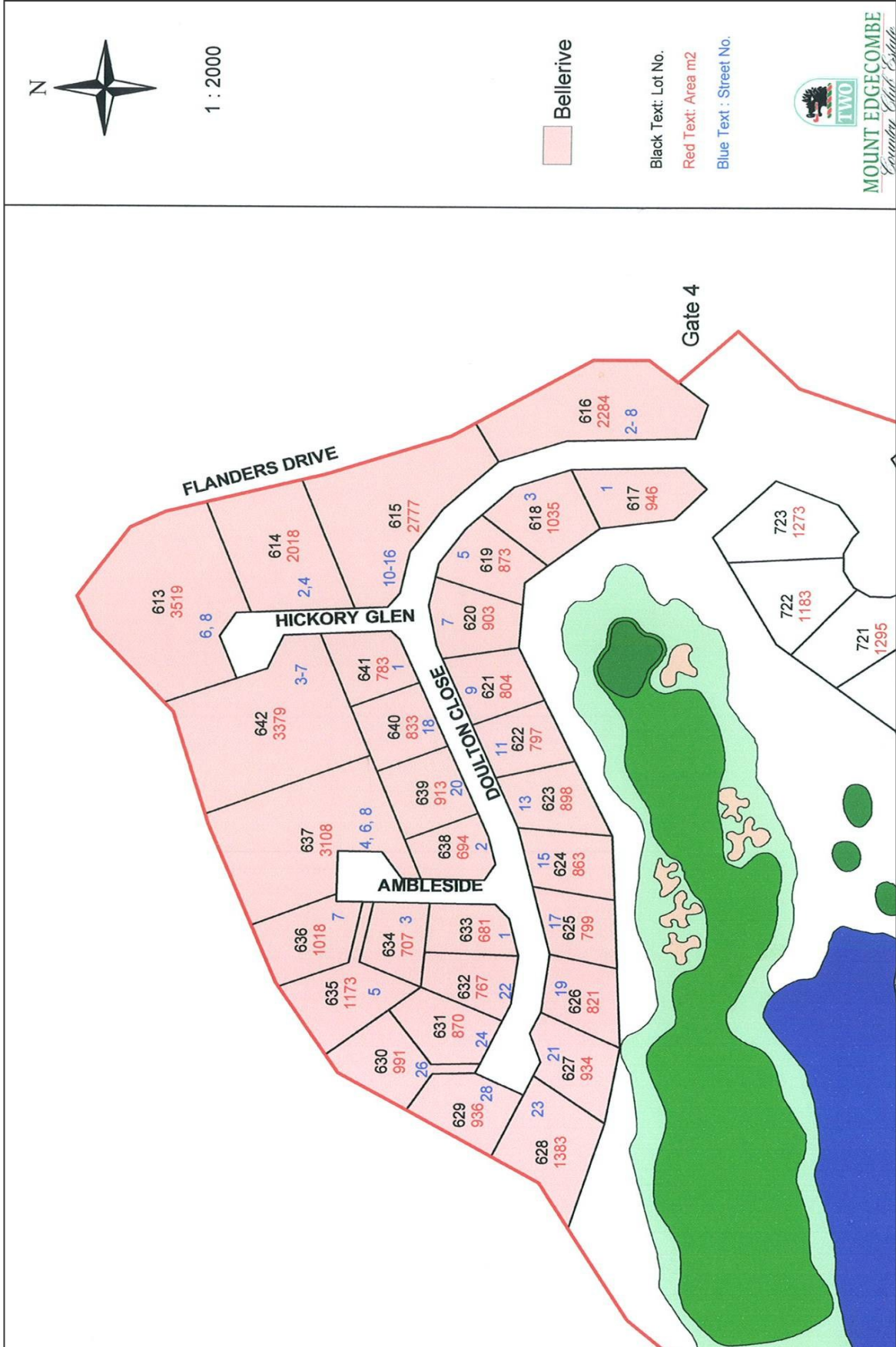
The specific exclusions referred to in this document are without exception and an owner may not include any of the specific exclusions in any building plan submitted for approval.

SPECIFIC ATTENTION MUST BE DRAWN TO CONDITIONS RELATING TO PERMITTING BUILDING POSITIONS RELATIVE TO BUILDING LINES, TREES, FLOODWATER LEVELS AND HEIGHT RESTRICTIONS. THESE CONDITIONS ARE DETAILED IN THE TOWN PLANNING CONTROLS WHERE RELEVANT FOR EACH VILLAGE.

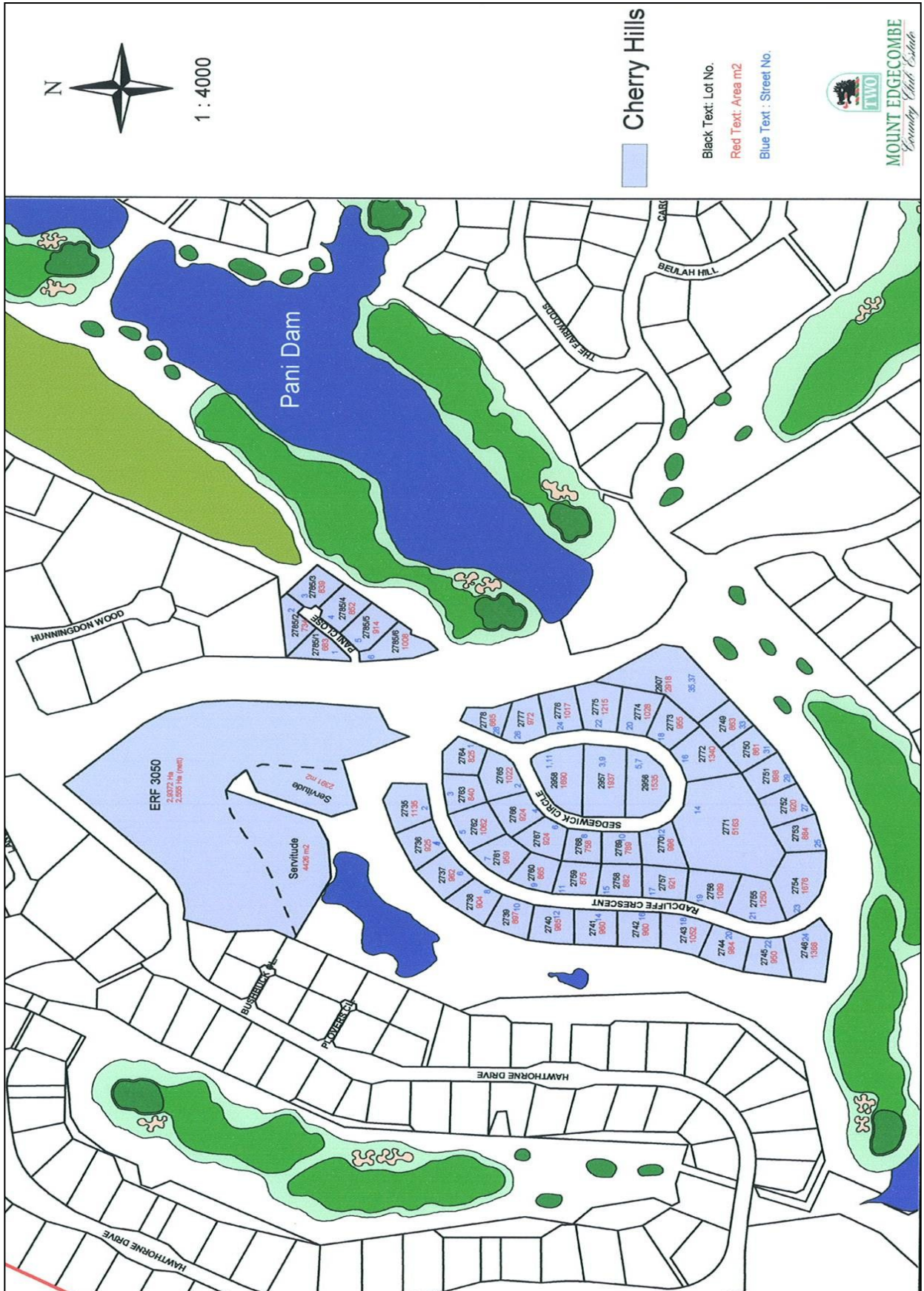
PLEASE NOTE THAT THE PICTURES CONTAINED IN THIS DOCUMENT IS NOT A TRUE REFLECTION OF WHAT IS PERMITTED. IT IS HOWEVER AN IDEA OF WHAT MAY BE CONSIDERED ON MERIT.

4.0 VILLAGE LAYOUT MAPS

4.1 BELLERIVE VILLAGE MAP



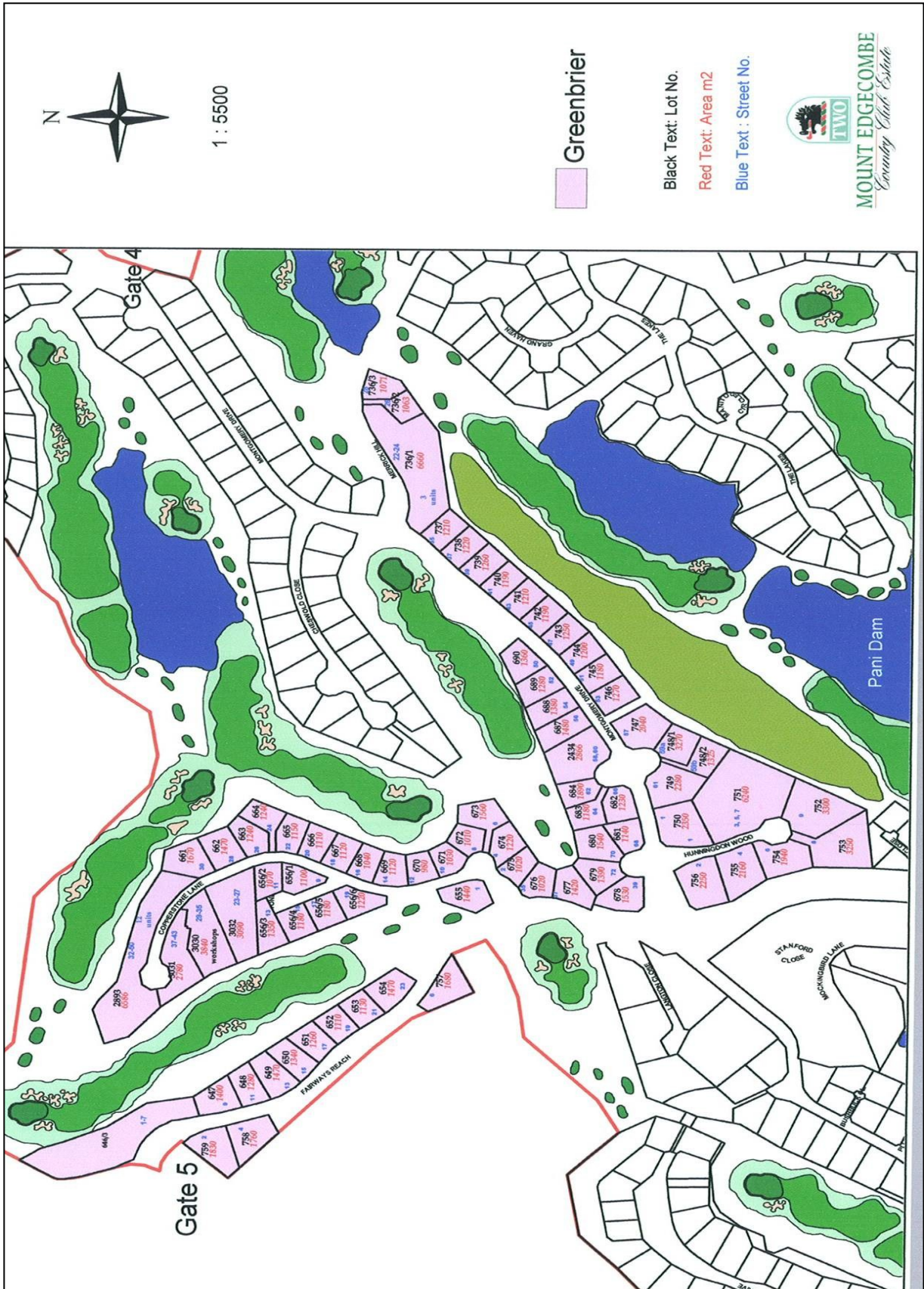
4.2 CHERRY HILLS VILLAGE MAP



4.3 CRYSTAL DOWNS VILLAGE MAP



4.4 GREENBRIER VILLAGE MAP



4.5 KINGWOOD VILLAGE MAP



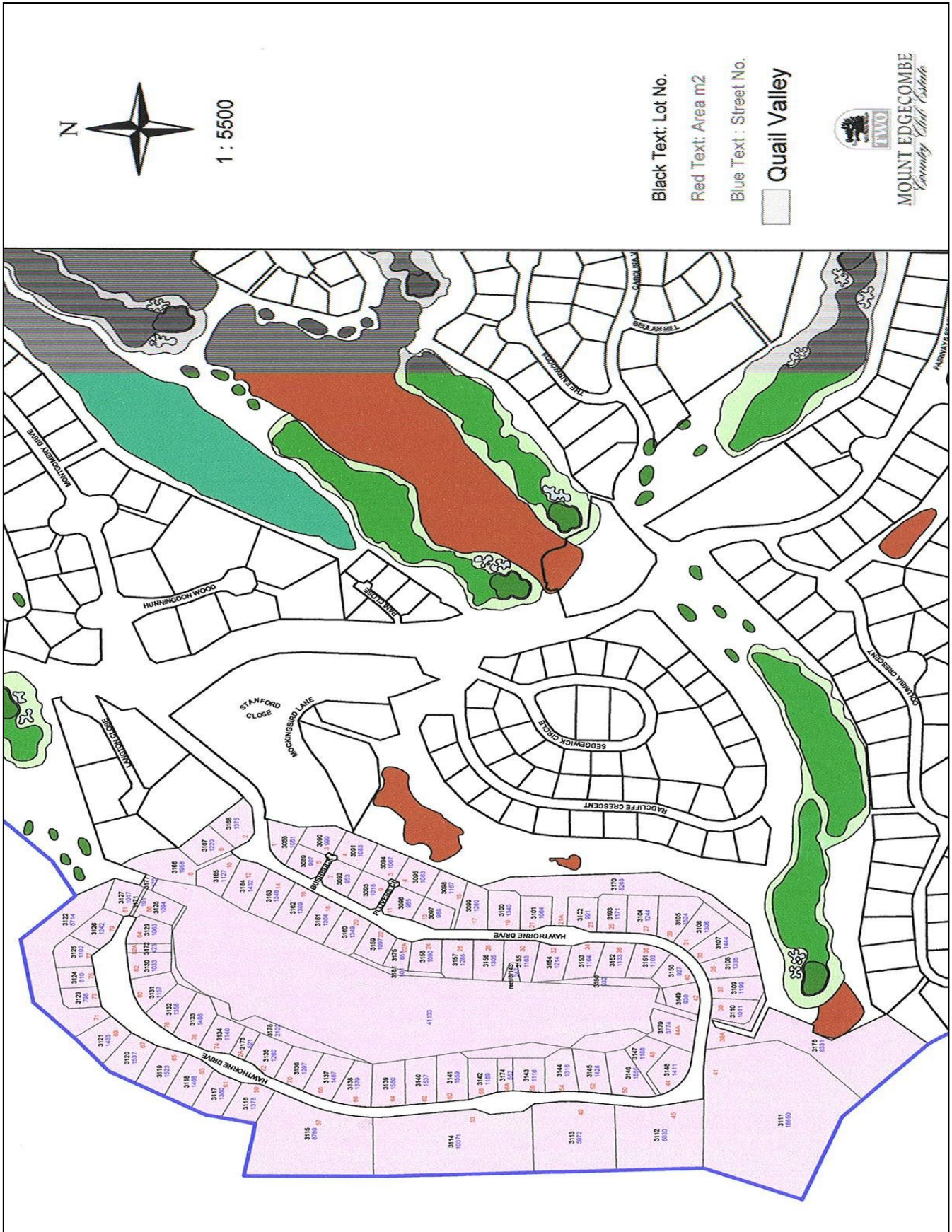
4.6 MERION VILLAGE MAP



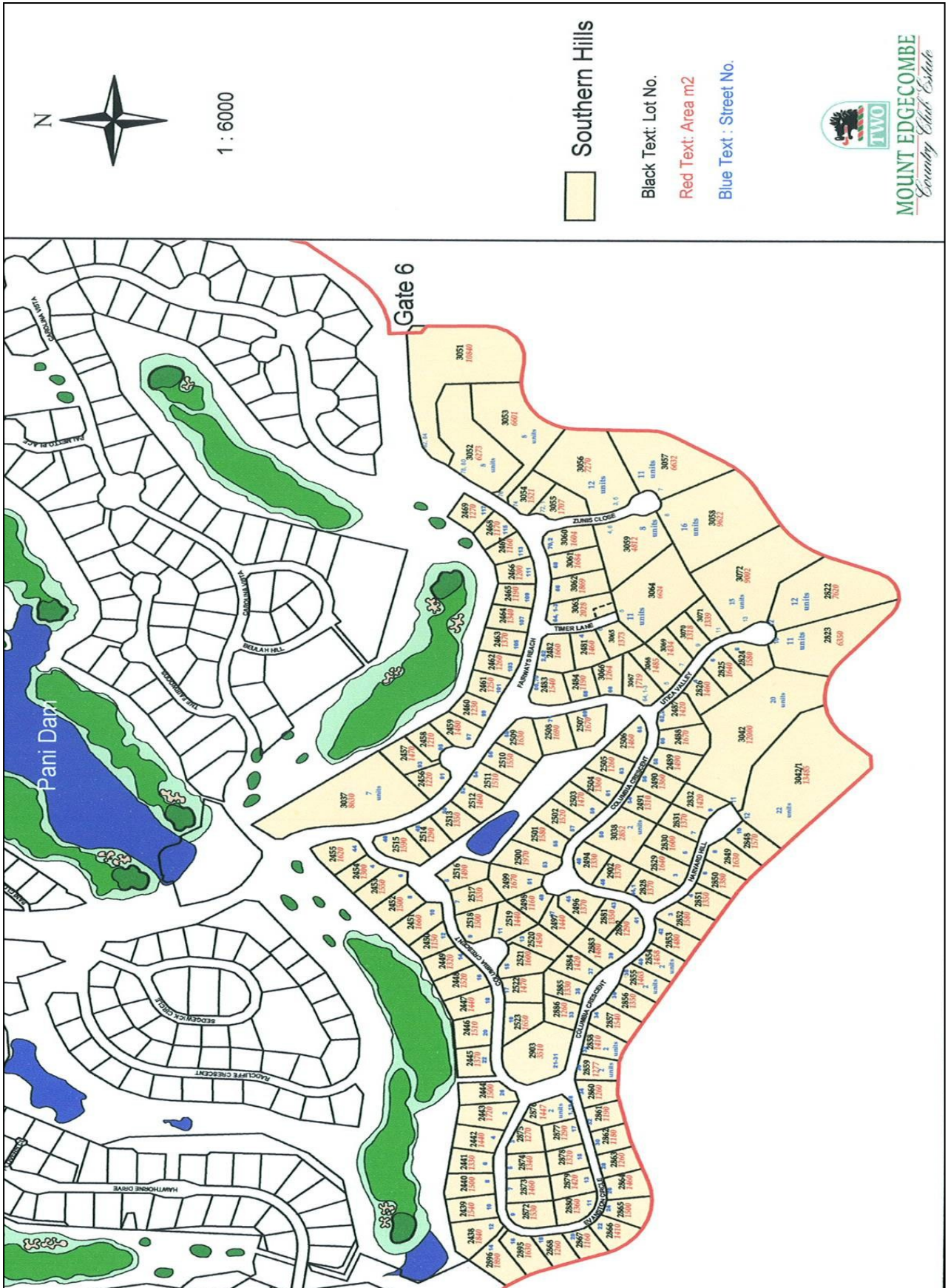
4.7 PINEHURST VILLAGE MAP



4.8 QUAIL VALLEY VILLAGE MAP



4.9 SOUTHERN HILLS VILLAGE MAP



DESIGN RULES – MOUNT EDGEcombe COUNTRY CLUB ESTATE 2

5.0 COMPOSITION ELEMENTS

COMPOSITION ELEMENTS						
ROOFS	double pitch 30°-40° 	hip and gable side view add dutch gable roof 	double pitch roof and gable 	hip and gable 	roof and dormer 	gable and dutch roof gable
GABLES	double pitch gable end 	gables and lean to verandah 	gable and hip roof gable as vent 	gable and window feature bay window 	gable on eave 	gable to larger main roof
VERANDAHS	verandah on building edge and corner with gable 	verandah and gables-wrap around 	verandah and gable-tucked in 	verandah and hip roof on corner 		
WINDOWS AND DOORS	verandah/patio access 	verandah/patio access 	bay window 	window groupings 	entry spaces 	window on edge of roof eave
WALLS AND ENCLOSURES						



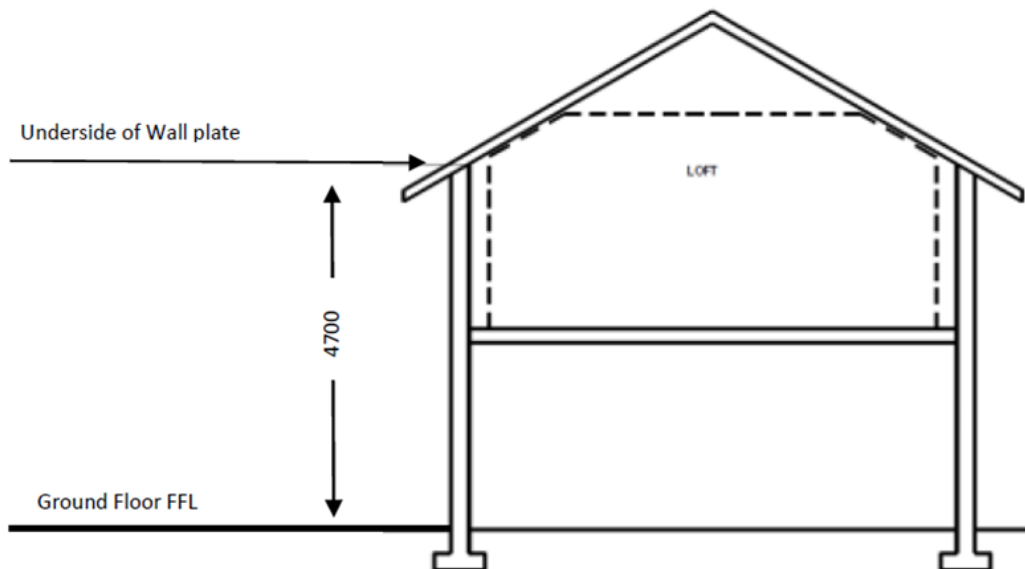
DESIGN RULES – MOUNT EDGECOMBE COUNTRY CLUB ESTATE 2

6.0 DETAIL ELEMENTS

ROOFS AND GABLES



LOFT HEIGHT



SLIDING SASH AND LARGE PANE COMBINATION



ENTRANCE DOORS



COTTAGE PANE COMBINATION



BRICK AND ESTATE FENCING



SWIMMING POOL FENCING

GREEN FERRO ART



BLACK BUCKINGHAM TYPE



PICKET FENCING



TILED AWNING



UPVC FENCING



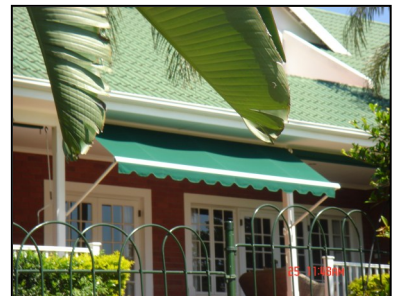
**SHEER WEAVE OR
SUNWORKER BLINDS**



“BALI” BLINDS



CANVAS AWNINGS



LATTICE SCREENS



POST AND RAIL FENCE



SAFETY BARRIERS



DRY STACK RETAINING WALLS



BALUSTRADES



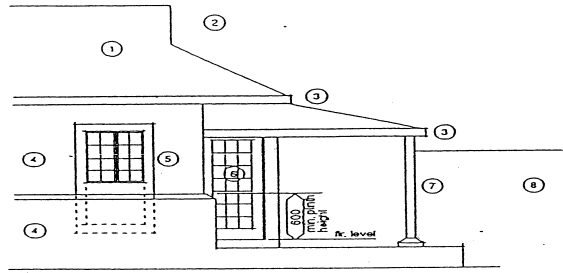


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DETAIL ELEMENTS

ROOFS :-			
<p>exposed raking batten</p> <p>cross section</p> <p>raked batten with moulding</p> <p>barge detail</p>	<p>finial detail</p>	<p>finial position</p> <p>barge</p> <p>roof vent detail can be false</p> <p>exposed raking batten</p> <p>roof tiles</p> <p>roof hip gable detail</p>	<p>hardwood or metal finial</p> <p>ridge tile butt jointed</p> <p>roof tiles</p> <p>ridge detail</p>
GABLE DETAILS:-			
<p>exposed feature truss</p> <p>traditional vent</p> <p>feature truss</p> <p>walls to gables - plaster and paint or facebrick</p> <p>traditional vent</p> <p>walls to gables - plaster and paint or facebrick</p>		<p>vent or shiplap detail</p> <p>gable hip as vent</p> <p>feature gable window</p> <p>walls to gables - plaster and paint or facebrick</p>	
<p>bay window</p> <p>double window</p> <p>walls to gables - plaster and paint or facebrick</p>			
VERANDAH SUPPORTS:-			
<p>verandah roof</p> <p>hardwood balustrading</p> <p>typical hardwood detail</p>	<p>verandah roof</p> <p>hardwood, mildsteel or aluminium balustrading</p> <p>typical concrete doric detail</p>	<p>typical metal detail</p>	<p>verandah roof</p> <p>verandah</p> <p>any form of post/column can be used</p> <p>verandah gable</p>
DOORS AND WINDOWS:-			
<p>glass</p> <p>solid</p> <p>cant brick</p> <p>double doors</p>	<p>plaster bands - 150mm wide</p> <p>sash window traditional style</p> <p>facebrick pinth</p> <p>sash windows</p>	<p>verandah doors</p>	<p>with or without working white shutter to size of window</p> <p>facebrick pinth</p> <p>shutters</p>
<p>cant brick</p> <p>facebrick pinth</p> <p>plinth detail</p>	<p>plaster and paint</p> <p>140</p> <p>cant brick</p> <p>180</p> <p>facebrick</p> <p>hardwood fences</p>	<p>hardwood fence painted white</p> <p>1800</p> <p>estate style fence</p> <p>1800</p> <p>brickwork/fence</p>	<p>facebrick or plaster & paint to match houses</p>

7.0 DETAIL INCLUSIONS



- 7.1 ROOF** : Roof tiles painted Forest Green, or Colorbond Victorian Profile long span roof sheeting. Roof tiles to be Moreland Classic colour or equal approved colour. See colour codes under 7.9 Paint Colours.
- 7.2 ROOF FEATURES** : White fibre cement fascia's and barges only. Matching green ridge roof tile capping / Aluminium roof sheet capping.
- 7.3 RAINWATER GOODS** : White PVC or white aluminium only.
- 7.4 WALLS: Plinth Wall** : FACEBRICK: Corobrik Spanish Terracotta Satin or Travertine.
: FACEBRICK OR CLAY BRICK TO ACCOMMODATE PLASTER AND PAINT: To approved colours listed below.
NO OTHER TYPE OF BRICK OR BLOCK IS PERMITTED.
- 7.5 WINDOWS: Cottage Pane or Sliding Sash** : PVC, Hardwood or aluminium – white only.
: PVC, Hardwood or aluminium – white only.
ALL APERTURES TO BE EITHER ONE OR THE OTHER
- 7.6 DOORS** : External doors to be either cottage pane, or raised and fielded, solid core, half glazed, PVC, hardwood or aluminium, fully glazed or with transom for sash.
- Sandblasted glass or half glazed door permitted to Main Entrance door only. Windows and doors to be either all cottage pane or sliding sash. Combination of both cottage pane and full pane i.e. cottage pane windows and full pane to all doors —only on application & approval by P&A.
- 7.7 VERANDAH SUPPORTS** : Pre-cast concrete columns: Styles: Traditional hardwood, Plain Doric: white only
Hardwood posts: white only.
Cast-iron columns: white only.
FLUTED OR REEDED COLUMNS ARE NOT PERMITTED
- 7.8 FENCES** : White timber fences, white aluminium fences, UPVC or Buckingham Style fence with finials or face brick and plaster & paint walls to match dwelling. Ferro Art green swimming pool fencing on application (To be fully planted).
- 7.9 PAINT COLOURS** : Dulux Linen 40YY78/140, Dulux Wood Lilly, Dulux Cameo Silk2— (60YY83/062) Silk3 (90YY83/036) Silk4 (50YY83/029) With white plaster bands. Roof colours to be Dulux Green Felt and Plascon Green Leaf TRP216.

Only 1 of the 5 approved wall colours to be used on any individual dwelling.

NB: PAINT TO BE OBTAINED FROM DULUX OR PLASCON DIRECTLY. ANY OTHER SOURCE HAS TO MATCH EXISTING COLOUR ON THE PROPERTY.



8.0 SPECIFIC RULES

8.1 GENERAL ARCHITECTURAL DESIGN METHOD

The recommended detail of Mount Edgecombe Country Club Estate Natal Veranda style is illustrated on page 14 & 18.

The Natal Veranda Style architecture must be approached in the manner as displayed on the Rules Page. The general principle of composition elements comprise roofs, walls, gables, veranda's; apertures and enclosures.

These composition elements must be combined to compliment the use of veranda's in the execution of the design. Veranda's should make full opportunity of the view, slope of the land and orientation. Building elements must form part of the architectural character by way of the detail elements and restraint must be applied in the use of these elements in order not to over embellish the design.

The overall character of the home should display the use of veranda's in an honest and truthful manner to compliment the planning, design and location of the house on the site. Veranda's should not appear as if they are afterthoughts or later additions but should form an integral part of the design concept of the home.

Detail elements should be of consistent material especially in terms of the veranda supports as shown on Page 16 & 20. A variety of different methods of treatment to the composition elements are also given as examples to assist property owners in conceptualising their veranda home designs.

8.1.1 BUILDING LINE RELAXATIONS

All building line encroachments are subject to eThekweni and Meccema Two approval. All applications will be assessed on merit. All building line encroachments will require neighbours approval. Refer to Town Planning Controls for specific Village.

SPECIFIC EXCLUSIONS	GENERAL INCLUSIONS
<ul style="list-style-type: none"> • “Loft rooms” (addition above the garage with external entrance)– where building line relaxations have previously been granted for single storey habitable dwellings. • All units is zoned single residential and no sub-letting will be permitted. • Approvals subject to Loft Room not to be rented out as an ancillary unit. • Specific Exclusion - Separate kitchen from main house is not permitted. • Buildings or structures up to or on the boundary. 	<ul style="list-style-type: none"> • Neighbours consents required. • Consideration for non-habitable dwellings only. • Walls and fences over 2m in height. • Only on application & approval by P&A.

NOTE:

AS PER THE ETHEKWINI MUNICIPALITY'S SPECIFIC REQUIREMENTS, ALL FOUNDATIONS MUST BE DESIGNED BY A QUALIFIED STRUCTURAL ENGINEER, FOR COMPLIANCE AND APPROVAL.

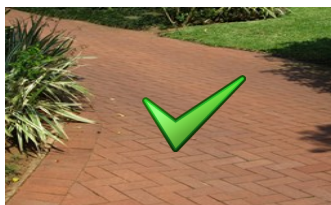
ALL SPECIFIC INCLUSIONS ARE TO BE READ IN CONJUNCTION WITH MANUFACTURERS SPECIFICATIONS AND INSTALLATION GUIDELINES



8.2 GENERAL RULES APPLICABLE

	SPECIFIC EXCLUSIONS	GENERAL INCLUSIONS
General Materials	<ul style="list-style-type: none"> • Tarmac driveways. • Cement bricks. • Clinker bricks externally. • Cement brick paving. • Coloured electric light bulbs. • "Winbloks". • Concrete balustrades. • UPVC Broekie Lace. • Dressed stone cladding to main house structure. • Glass blocks (externally) • Any type of wire fencing. • Lean-to roof or pergola on light timber posts and decorative beams. Lean - to retractable awning structures. 	<ul style="list-style-type: none"> • Corobrik Spanish Terracotta Satin or Travertine only. • Single row of white pavers can be used as driveway border only. • Plantable dry stack SABS approved retaining walls on application. Refer page 31. • Hardwood or metal veranda posts • Hardwood or metal balustrades. • Pre-cast veranda posts; Hardwood Copy • Pre-cast veranda posts: Doric Copy • All posts to be in Natal Veranda Style.
General Form And Elements	<ul style="list-style-type: none"> • Temporary structures. • Post boxes other than approved by MECCEMA. • Washing lines and windy driers visible from outside property. • Exposed storage tanks, generators, TV Aerials, Air-conditioning units. • "Loft rooms" – not to be rented out as ancillary unit" 	<ul style="list-style-type: none"> • Structures to comply with National Building Regulations SANS 10-400. • Service areas to be screened and out of view from street or golf course. • Tool sheds & dolls houses on application and approval only. • Jungle gyms, trampolines etc to be screened and out of view from street or golf course. • Loft roof height to be 4,7m at highest point from NGL to underside of wall plate. • Satellite dishes must be screened and out of view from street or golf course. Relocations of satellite dishes must be first approved by Meccema. Only on application and approval.
FAR COVERAGE	<ul style="list-style-type: none"> • "Veranda's, Balconies and Covered Patio's (open to the elements on at least one side). All Covered Parking i.e. Garages, Carports and Golf Cart parking." • "Dwellings (first floor)" 	<ul style="list-style-type: none"> • FAR cannot be relaxed under any circumstance. • Veranda's (fully enclosed), Dwellings (first floor) and Dwellings (ground floor)" • "Veranda's, Balconies and Covered Patio's and all Covered Parking i.e. Garages, Carports and Golf Cart Parking's and Dwellings (ground floor)"

8.2.1 DRIVEWAYS AND PAVING








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COUNTRY CLUB ESTATE

EXTERNAL ELEMENTS

8.3 ROOFS

	SPECIFIC EXCLUSIONS	GENERAL INCLUSIONS
Materials	<ul style="list-style-type: none"> Any material other than those permitted under "General Inclusions" 	<ul style="list-style-type: none"> Double Roman Concrete roof tiles Victorian profile aluminium sheeting Fascia's; fibre cement or hardwood Rainwater goods; PVC, aluminium or fibre cement Finials; hardwood
Colour	<ul style="list-style-type: none"> Any material or colour other than those permitted under General Inclusions" 	<ul style="list-style-type: none"> Forest Green roof tiles or equal approved colour. Forest Green Hulett Aluminium roof sheets or equal approved colour. White Fascia's, barge boards, rainwater goods and finials; 70mm green flashing
Form and Elements	<ul style="list-style-type: none"> Roof pitch exceeding 35° Semi circular or vaulted roofs. Main roof lower than 22½° Skylight roofs Mansard roofs "Swiss" or A-frame Roof over building line not to be more than 600mm. 	<ul style="list-style-type: none"> Roof pitch 30°-35° Dormer windows Veranda not lower than 17½° if tiled Veranda not lower than 5° if sheeted Individual opening skylights flush with roof gradient. Garage and other roofs to match main dwelling. Flat roofs as connecting elements (Maximum of 10 % of roof area). In all instances flat roofs to be covered in roof tiles to match. Green roof to be dominant feature. Maximum height of 7,6m from NGL to underside of wall plate. Loft roof height to be 4,7m at highest point from NGL to underside of wall plate.

	SPECIFIC EXCLUSIONS	GENERAL INCLUSIONS
Materials	<ul style="list-style-type: none"> Any material other than those permitted under "General Inclusions. 	<ul style="list-style-type: none"> Roofing material to match that of main house structure.
Colour	<ul style="list-style-type: none"> Any colour other than those permitted under General Inclusions" 	<ul style="list-style-type: none"> Forest Green roof tiles or equal approved colour. Forest Green Huletts Aluminium roof sheets or equal approved colour. White Fascia's, barge boards, rainwater goods and finials; 70mm green flashing
Form & Element	<ul style="list-style-type: none"> Free standing flat roof additions. <div style="display: flex; flex-direction: column; align-items: center;"> <div style="display: flex; align-items: center; margin-bottom: 10px;">  <div style="margin-left: 10px;">NOT PERMITTED</div> </div> <div style="display: flex; align-items: center;">  <div style="margin-left: 10px;">CONSIDER ON MERIT</div> </div> </div>	<ul style="list-style-type: none"> Slabs to be considered where appropriate to create a contemporary aesthetic appeal and allowable up to 30% of the overall roof area. The green pitched roof to remain the dominant feature. Only on application and approval. Roof area to be tastefully designed and aesthetically acceptable. <div style="display: flex; align-items: center; margin-top: 10px;">  <div style="margin-left: 10px;">CONSIDER ON MERIT</div> </div>

8.4 EXTERNAL WALLS.

Materials	<ul style="list-style-type: none"> • Plaster effects such as Spanish or textured other than those permitted under “General Inclusions”. • Ornate mouldings. • Highly reflective finishes. • Dressed stone to dwellings i.e. main house structure. 	<ul style="list-style-type: none"> • Plaster and paint • Plaster bands • Face brick Corobrik Spanish Terracotta Satin or Corobrik Spanish Terracotta Travertine. • Dressed stone to landscape features only on application. Natural stone - light earthy colours, internal and in landscape setting only.
Colour	<ul style="list-style-type: none"> • Any colour other than those permitted under “General Inclusions” 	<ul style="list-style-type: none"> • White to plaster bands. • Dulux Linen, Dulux Cameo. • Dulux linen or equal approved colour to walls above face brick plinths.
Form and Elements	<ul style="list-style-type: none"> • Decorative elements such as Spanish, Cape Dutch or Tudor. • Precast concrete columns other than Victorian or Natal Veranda style. • Precast Quoining. • Ornate mouldings or profiles not in specific inclusions. 	<ul style="list-style-type: none"> • Face brick plinths. • 170mm wide square plaster bands to doors and windows, option as per profile shown in detail elements. • Gable features. • Bay windows. • Working shutters on windows. • Natal Veranda Style. • Face brick plinths with plaster and paint above plinth, or face brick above plinths with cant detail.

PLINTHS IN FACE BRICK ARE TO FORM PART OF ALL ELEVATIONS AND MUST BE 600mm ABOVE FLOOR LEVEL. PLINTHS CAN BE OMITTED UNDER VERANDAH ROOFS AND STEPPED ON STEEP SLOPE SITES.

A phased approach to replacing windows and doors – one elevation at a time if the other elevations are not visible to the public areas, but entire home to be completed within 1 year. If the home is sold in this year, the current owner who made application for this work is responsible to complete it prior to consent of sale.

If unit is in a body corporate, they need to formulate a policy that owners must all approve a change from cottage pane to sash. All future units can then change from cottage pane to sash. Plans are to be submitted showing change to all elevations even if completed in phases.

8.5 WINDOW AND DOORS

TOP HUNG

MOCK SASH

STACKING WINDOW

FIXED CENTRE & SASH



INTERNAL SHUTTERS/BLINDS ON WINDOWS ONLY



WHITE



NATURAL / TIMBER TO COMPLIMENT INTERIOR



MOUNT EDGECOMBE
COUNTRY CLUB ESTATE

8.5 CONTINUED.....

	SPECIFIC EXCLUSIONS	GENERAL INCLUSIONS
Materials	<ul style="list-style-type: none"> • Tinted reflective glass. • Ornately carved doors. • Railway sleeper doors. • Pressed metal doors. • Unpainted other than Internal areas. • Stained hardwood other than internal areas. • Homes with cottage pane - No other door may be plain glass except for those under general inclusions. • Any material other than those permitted under “general inclusions” 	<ul style="list-style-type: none"> • All apertures to be either cottage pane or sliding sash. • Cottage pane, or vertical sliding sash; hardwood or aluminium. • Varnished internal faced areas only; i.e. not to be visible from exterior.” • Natural Solar film. • Homes with sash - Plain doors permissible on all areas of the home. • Homes with Cottage pane windows - Full glazing to all doors. • Mullions to sliding sash windows is optional. • Timber or Powder coated Aluminium.
Colour	<ul style="list-style-type: none"> • PVC, Aluminium or hardwood in any colour other than white. 	<ul style="list-style-type: none"> • White & glass only. • All externally visible parts of apertures, including fixed shutters, to be white. • Internal shutters / blinds on windows may be white or natural wood.
Form and Elements	<ul style="list-style-type: none"> • Fake shutters. • External burglar guards and security doors. • Ornate mouldings or profiles not in specific inclusions. • No Mediterranean type shutters to doors. • No frosting or sandblasting with exception of main back or front doors and bathroom windows. • Random doors & windows cannot be plain glass unless entire dwelling is changed to sash. • Casement windows - unless original cottage pane. • UPVC 	<ul style="list-style-type: none"> • Cottage pane doors and windows.170mm square plaster bands around all doors and windows, or options as per profile shown in Detail Elements. White. • Internal burglar guards to match lines of windows; i.e. not to be visible from exterior. • Traditional hardwood or Aluminium vertical sliding sash windows. • Frosted or sandblasted “front and back doors” this may be considered on merit for both windows & doors on application and approval. • Stained glass, or sandblasted glass features only permitted to the main entrance door. Half glazed only. See 7.6 • Workable shutters on windows only. • Shutters – on application only. • Sliding doors leading to veranda only on application and approval. • Folding stacking / sliding windows permitted to any area of the dwelling that leads directly onto an entertainment area. Only on application and approval. • Wide pane doors. On application and approval by P&A. Dependant on the width and in proportion to the existing opening. • Fixed feature picture Window. Only on application and approval by P&A. Limit on extent. Plain clear glass only. Full length or in line with existing windows. • Each application assessed on Merit. • Permit a combination of sash and top hung windows on an elevation. • Mock Sash – This is a combination of fixed and top hung. • Full pane folding stacking, sliding or openable doors.

WIDE FULL PANE DOOR STYLE



FIXED PICTURE WINDOW



8.5.1 MONKEY SCREENS

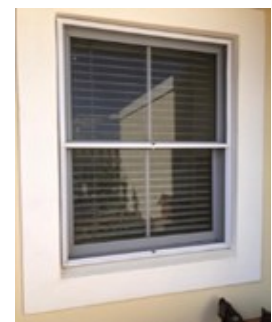
	SPECIFIC EXCLUSION	GENERAL INCLUSIONS
Material	<ul style="list-style-type: none"> Any material other than those permitted under “general inclusions” 	<ul style="list-style-type: none"> UV Stabilized Polycarbonate Monkey screens as approved by Meccema. Timber or Aluminium. Mesh to be fine / transparent.
Colour	<ul style="list-style-type: none"> Any colour other than those specified under “general inclusions” 	<ul style="list-style-type: none"> Clear Bars ONLY. Trellidor Clear Guard. White only
Form & Element	<ul style="list-style-type: none"> No other type other than those permitted under general inclusions. 	<ul style="list-style-type: none"> Clear Bars - internal only - to be 5mm x 30mm and set 60mm apart. Edges to be rounded. Fitted to inside only. Aesthetically acceptable. Mesh screens permitted externally only if the design echoes the door or window style. Only on application and approval by the P&A Committee. Only by Meccema approved supplier.

INTERNAL CLEAR BARS

INTERNAL MESH SCREEN

EXTERNAL MESH DOOR

EXTERNAL MESH SCREEN



“TINTED REFLECTIVE GLASS”

*Any clear glass that is covered with any film, or has any substance applied, thus changing the Natural translucent clarity of the glass, is deemed as ‘Tinted Glass’.

*Any glass that is not ‘Clear’ or is Coloured (tinted) during the manufacturing process is deemed as ‘Tinted’ glass.

* Any clear glass that is no longer ‘Transparent due to ‘Sand/Shot/Glass bead blasting, or has any film or substance applied giving it such appearance, is deemed as ‘Sandblasted Glass’.

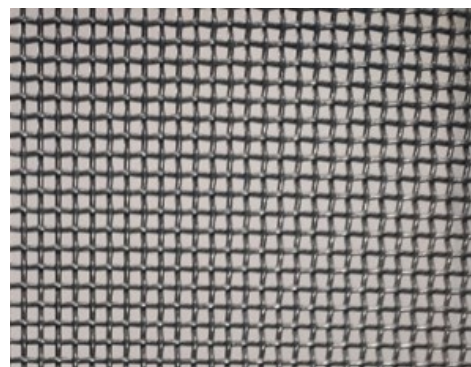
*Should any clear glass’s natural reflective properties be Enhanced due to Tinting, the application of Film, or any other substances applied to it, is deemed ‘Reflective’

8.5.1 Continued.
MESH SCREEN DOORS ON VERANDA

	SPECIFIC EXCLUSION	GENERAL INCLUSIONS
Material	<ul style="list-style-type: none"> Any material other than those permitted under “general inclusions” 	<ul style="list-style-type: none"> Sliding mesh screen doors with white frames and a $\frac{2}{3}$ - $\frac{1}{3}$ midrail combination can be installed in various positions, including in front of, behind existing doors, or between columns, depending on the door's operating system. Flexibility with Cottage Pane Doors: There are no restrictions on the positioning of frames or midrails in relation to cottage pane doors, with full mesh recommended for certain installations.
Colour	<ul style="list-style-type: none"> Any colour other than those specified under “general inclusions” 	<ul style="list-style-type: none"> Timber or Aluminium. Mesh to be fine / transparent. White only
Form & Element	<ul style="list-style-type: none"> No other type other than those permitted under general inclusions. Inferior or poor-quality products. 	<ul style="list-style-type: none"> Design Options: Screens can be full mesh or include a midrail without needing to match the transom or mullions on existing doors. Will be permitted as an enclosing material to a veranda, and to an open section of a veranda where the balance of the veranda is already enclosed with glass. i.e. 2 sides enclosed with glass and 1 side enclosed with mesh screen doors. Retractable and Versatile Usage: The screens must be fully retractable and can be used for various enclosures, including verandas and balconies, with double enclosure permitted in some cases. Only on application and approval by the P&A Committee. Only by Meccema approved supplier.





MESH SCREEN SLIDING DOORS



MESH MATERIAL SAMPLE

8.5.2 EXTERNAL FITTINGS - PERGOLAS

PERGOLA AS A WINDOW DRESSING		
	SPECIFIC EXCLUSIONS	GENERAL INCLUSIONS
Materials	<ul style="list-style-type: none"> No other type other than those specified under General Inclusions. 	<ul style="list-style-type: none"> To be used as a window dressing only. Open slatted timber or aluminium posts & beams in Natal veranda style.
Colour	<ul style="list-style-type: none"> No other colour other than that specified under General Inclusions. 	<ul style="list-style-type: none"> White Only.
Form & Element	<ul style="list-style-type: none"> Decorative beams. Not to be used as a carport or golf cart parking. No other type other than those permitted under general inclusions. 	<ul style="list-style-type: none"> Size and positioning will be assessed on application & approval by P&A. 

OPEN OR ROOFED PERGOLAS		
	SPECIFIC EXCLUSIONS	GENERAL INCLUSIONS
Materials	<ul style="list-style-type: none"> No other type other than those specified under General Inclusions. Corrugated sheeting 	<ul style="list-style-type: none"> Open slatted timber or aluminium posts & beams in Natal veranda style. Flat sheeting only. Natural timber or powder coated aluminium.
Colour	<ul style="list-style-type: none"> No other colour other than those specified under General Inclusions. 	<ul style="list-style-type: none"> White or natural timber Only. Only transparent / clear, white /Opaque polycarbonate sheeting & glass to roofed pergola.
Form & Element	<ul style="list-style-type: none"> Decorative beams. No other type other than those specified under general inclusions. 	<ul style="list-style-type: none"> Roofed pergola, permissible subject to coverage availability. Open - Retractable louvres open to the elements. Coverage will not be applicable. Roofed pergola - Flat Polycarbonate sheeting, safety glass or Louvred type shutters - to be totally retractable and openable. No limit on extent however size and positioning will be assessed only on application & approval by P&A. Gutters for run-off from roofing. Sheeting, gutters and down pipes to be well detailed and concealed so that hidden from view through the use of beams /edging around the pergola to conceal the sheeting. Only visible from a bird's eye view. Permitted on a balcony



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ROOFED PERGOLA'S



LOUVRES This is still permeable as it tilts but is still open to the elements. This allows for water/rain to pass through. Therefore does not constitute Coverage.

Where there is reference to an **OPEN** pergola it means this is permeable and open to the elements. This allows for water/rain to pass through. Therefore does not constitute Coverage as there is no covering over it.

WHITE/OPAQUE /CLEAR Polycarbonate, This type of sheeting is solid. These are classified as impermeable roof coverings and therefore constitutes Coverage.

ENCLOSED PERGOLA'S

As an entertainment feature ONLY attached to the home or stand-alone)

ENCLOSED PERGOLAS		
	SPECIFIC EXCLUSIONS	GENERAL INCLUSIONS
Materials	<ul style="list-style-type: none"> No other type other than those specified under General Inclusions. 	<ul style="list-style-type: none"> Louvred American type shutters or Frameless stacking glass. Hardwood or Aluminium Timber or powder coated aluminium. Blinds (only in approved style and colour only), lattice or slatted screens in timber or UPVC to close any open side.
Colour	<ul style="list-style-type: none"> No other colour other than that specified under General Inclusions. 	<ul style="list-style-type: none"> White or glass only. Types of enclosing material permitted on any pergola or gazebo are to match that of the main structure i.e. if pergola is white then the screen must be white. Only if the pergola is free standing (not attached to the main dwelling) and is natural the screen may also be natural.
Form & Element	<ul style="list-style-type: none"> Decorative beams. No other type other than those permitted under general inclusions. 	<ul style="list-style-type: none"> Subject to FAR & coverage availability. Must be totally retractable and openable Size and positioning will be assessed only on application & approval by P&A. No full enclosures if no FAR available – will then require one side to remain open. Sliding or folding stacking system. Only 2 types of enclosing material permitted on any one pergola – Either glass, shutters, blinds or a screen. Pergola structure to be detailed to hide the stormwater control i.e. gutters & downpipes.

ENCLOSED PERGOLA'S CONTINUED.....



SHUTTERS



GLASS



BLINDS



LATTICE

PERGOLA FOR COVERED PARKING (GOLF CART OR CAR)

	SPECIFIC EXCLUSIONS	GENERAL INCLUSIONS
Materials	<ul style="list-style-type: none"> No other type other than those specified under General Inclusions. 	<ul style="list-style-type: none"> Hardwood or Aluminium Pergola's with concealed glazed or polycarbonate coverings above with toughened safety glass to falls to an aluminium gutter - all concealed by the timber members whereby the glass or polycarbonate roof sheeting is only visible from a bird's eye view.
Colour	<ul style="list-style-type: none"> No other colour other than that specified under General Inclusions. 	<ul style="list-style-type: none"> White Only.
Form & Element	<ul style="list-style-type: none"> Decorative beams. No other type other than those permitted under general inclusions. Blinds cannot be installed to any side of a Pergola where used for parking. 	<ul style="list-style-type: none"> Size and positioning will be assessed on application & approval by P&A. Retractable /openable louvres Supported by Doric or square columns or wall . Only 1 type of enclosing material i.e. lattice, slatted screens or shutters not more than 2 sides can be enclosed. Design to be considered on its merits. Position to be on side of or in front of garage only. Any solid covering (Impermeable to the elements) will constitute the pergola being included in Coverage. If it is open (totally permeable to the elements) will not be included in Coverage.

Specific applications for consideration & based on the merits of the individual property limitations. Must be screened with approved type Lattice / Slatted screens and planted up so that the vehicle is not seen.

If the pergola is open, neighbours consent is not required, but would be encouraged. Subject to coverage availability and neighbours consent if roofed and over the building line.





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8.5.3 SCREENING

UPVC COURTYARD SCREENING		
	SPECIFIC EXCLUSIONS	GENERAL INCLUSIONS
Materials	<ul style="list-style-type: none"> No other type other than those specified under General Inclusions. 	<ul style="list-style-type: none"> UPVC only
Colour	<ul style="list-style-type: none"> No other colour other than that specified under General Inclusions. 	<ul style="list-style-type: none"> White Only
Form & Element		<ul style="list-style-type: none"> Accepted only as Courtyard screening (max 1,8m) Size and positioning will be assessed on application & approval by P&A.



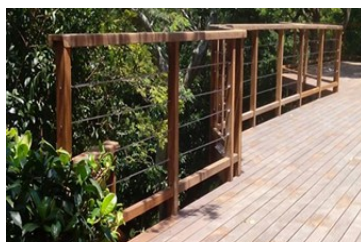
BALU / TIMBER OR ALUMINIUM SCREENING		
	SPECIFIC EXCLUSIONS	GENERAL INCLUSIONS
Materials	<ul style="list-style-type: none"> No other type other than those specified under General Inclusions. 	<ul style="list-style-type: none"> Balu timber only. Wood painted white. Powder coated aluminium or UPVC
Colour	<ul style="list-style-type: none"> No other colour other than that specified under General Inclusions. 	<ul style="list-style-type: none"> Natural timber or white only.
Form & Element	<ul style="list-style-type: none"> Cannot be used as fencing. Cannot be installed on road frontage nor the Golf course. 	<ul style="list-style-type: none"> To be used only as screening. (max 1,8m). Permitted in landscape setting only. Size and positioning will be assessed only on application and approval by P&A. Horizontal Slatted screens Only on application and approval by P&A.





8.6 VERANDAHS, SHUTTERS, BALUSTRADES, TIMBER DECKS AND SIMILAR EXTERNAL ELEMENTS

Materials	SPECIFIC EXCLUSIONS	GENERAL INCLUSIONS
	<ul style="list-style-type: none"> • Decorative metal other than those examples approved by P&A. • Gum poles. • Shutters or glass fully enclosing balcony or veranda if no FAR available. • Fake shutters 	<ul style="list-style-type: none"> • Light timber, mild steel or Precast structures to complement main structure. • Timber decks. • Balustrades in timber, mild steel, polymar concrete, UPVC, aluminium or glass. • Pergolas – on application only. • Shutters - FAR excluded if open to the elements on at least 1 side. Only on application & approval by P&A.
Colour	<ul style="list-style-type: none"> • Primary colours. • No other colour other than those permitted under general inclusions. • No frosting or sandblasting of glass. 	<ul style="list-style-type: none"> • Colours to be consistent with those of main structure, i.e. White. • White to hardwood, cast iron. • All shutters to be white. • Clear glass only. • Decks as an extrusive element to the main house structure may be natural timber only on application. i.e. balcony • All decks must be natural timber.
Form and Elements	<ul style="list-style-type: none"> • Excessive adornment or filigree work. • Moulded or ornate profiles other than specified. • No other types other than those permitted under general inclusions. • Full enclosure of shutters not permitted to the first floor. • Horizontal steel cable balustrade to main house structure. • Sliding or folding shutter system. • Veranda width less than 3 wide. 	<ul style="list-style-type: none"> • Deep overhangs with Natal Veranda appearance. • Depth of veranda to be minimum 3m wide. • Veranda floor area to be minimum 10% of ground floor area. • Permitted to 1st floor balcony subject to design of balcony. • Shutters to be American style folding stacking. Must be totally retractable and movable. Subject to compliance with eThekwini regulations & FAR availability • Timber Balustrades with horizontal steel cables to deck areas only. • Glass balustrades permitted only to balconies, veranda's and pool surrounds as a safety barrier only. • Glass must be totally frameless. • Only on application & approval by P&A.





8.6.1 EXTERNAL ELEMENTS CONTINUED

PAINT COLOURS		
	SPECIFIC EXCLUSIONS	GENERAL INCLUSIONS
Colour	<ul style="list-style-type: none"> No other colour other than that specified under General Inclusions. 	<ul style="list-style-type: none"> White only for external apertures i.e. all beams, fascias, barge boards, window surrounds, downpipes etc. Roof paint: Dulux Green Felt and Plascon Green Leaf TRP 216. Wall Colours: Dulux Linen (40YY78/140), Dulux Woodlilly Dulux Cameo Silk 2 (60 YY 83/062), Dulux Cameo Silk 3 (90YY 83/036), Dulux Cameo Silk 4 (50 YY 83/029). Only 1 of the 5 approved colours permitted on any individual home.
Form & Element	<ul style="list-style-type: none"> Conjoined units will only be permitted 1 of the 5 approved colours subject to Body Corporate rules and approval & in accordance with Meccema2 regulations. Any unit with linking walls must be the same colour. 	<ul style="list-style-type: none"> Only individual / free standing units within a Sectional title complex is permitted to use any of the 5 approved colours subject to Body Corporate rules and approval & in accordance with Meccema 2 regulations.



TIMBER DECKS

Timber decks encroaching on building lines require neighbours consent if elevated. Any deck over the building line fronting the Golf Course will require the Clubs consent. Any deck 500mm and over in height must have full planting to the underside and deck frontage. Any deck exceeding 100mm and which is over the building line will require neighbours consent as per SANS 10400 regulations. If flush with the ground no consent is required.



8.6.2. FRAMELESS OR FRAMED GLASS DOORS:

VERANDA & BALCONY ENCLOSURES OR TO MAIN DWELLING - SLIDING OR FOLDING FRAMELESS GLASS

Frameless glass may be erected on other areas of a dwelling other than as an enclosing material for veranda's only. Each application to be assessed on merit and only on approval by P&A.

The process to be followed in the submission and approval of any glass enclosure can be obtained from MECCEMA TWO and it is advisable that MECCEMA TWO be contacted prior to submission. Only accredited glass installers may be used.

Plans by a MECCEMA TWO accredited Architect for any glass enclosure must be submitted to MECCEMA TWO and the Local Authority prior to installation. Installation subject to the following:

1. Glass enclosures will only be approved if the FAR (Floor Area Ratio) stipulated by both MECCEMA TWO and the Local Authority is not exceeded.
2. On submission to the Local Authority, an Engineer's appointment form must be provided together with the plans. After completion, a Glazing Engineer's Certificate must be provided.
3. The Local Authority approval must be obtained and proof of approval submitted to MECCEMA TWO prior to installation.
4. If any section of a veranda is left open to the elements on at least one entire side it will not be included in FAR, however if the entire veranda is fully enclosed it is included into the FAR calculations for such property.
5. All glass enclosures may be Framed or Frameless and Totally Retractable. All sliding or stacking doors on an enclosed veranda should complement the doors on the main house structure.
6. Seamless glass may not be erected on any other section of a unit, only balconies and veranda's on the living area level of a dwelling may be enclosed with seamless glass. Only on application & approval.
7. All glass panels must be installed between, behind or in front of columns and positioned exactly in accordance with any approval given by MECCEMA TWO and/or the Local Authority.
8. Any sliding/folding doors already installed to the back of a covered veranda must remain intact with the exception of fully enclosed veranda's. Original veranda area still needs to remain a veranda in terms of the required 10% veranda space.
9. Use of any space enclosed with glass must remain as a veranda and this usage may not change.
10. No blinds or curtaining will be permitted to the sliding/folding doors of a glass enclosed veranda or to the retractable seamless glass itself.
11. Tinted, reflective, frosted or sandblasted glass is a specific exclusion.
12. No carpets are to be fitted to the area enclosed with glass.
13. The colour of the exterior wall of the main dwelling - only the area within a frameless glass enclosure may be altered to install timber cladding, wall paper or tiles. Only on application and approval by P&A.
14. Full veranda enclosure will be permitted in which event will be treated as part of the veranda's area as required by the MECCEMA TWO building





8.6.3. VERANDA & BALCONY ENCLOSURES—SHUTTERS

The process to be followed in the submission and approval of any enclosure can be obtained from MECCEMA TWO and it is advisable that MECCEMA TWO be contacted prior to submission. Only accredited installers may be used.

Plans by a MECCEMA TWO accredited Architect for any enclosure must be submitted to MECCEMA TWO and the Local Authority prior to installation. Installation subject to the following:

1. Enclosures will only be approved if the FAR (Floor Area Ratio) stipulated by both MECCEMA TWO and the Local Authority is not exceeded.
2. On submission to the Local Authority, an Engineer's appointment form must be provided together with the plans.
3. The Local Authority approval must be obtained and proof of approval submitted to MECCEMA TWO prior to installation.
4. If any section of a veranda is left open to the elements on at least one entire side it will not be included in FAR, however if the entire veranda is fully enclosed it is included into the FAR calculations for such property.
5. All enclosures must be totally retractable and Movable and cannot be fixed.
6. Full enclosures are subject to FAR availability.
7. Shutters cannot be installed on top of a walled balustrade.
8. Shutters to be American style, folding stacking or sliding system.
9. Shutters may not be erected on any other section of a unit except the veranda or balcony.
10. All panels must be installed between or behind columns and positioned exactly in accordance with any approval given by MECCEMA TWO and/or the Local Authority.
11. Any sliding/folding doors already installed to the back of a covered veranda must remain intact.
12. Use of the space enclosed with shutters must remain a veranda and this usage may not change.
13. No blinds or curtaining will be permitted to the enclosed veranda or balcony.
14. No carpets are to be fitted to the enclosed area.
15. The colour of the exterior wall of the main dwelling is not to be altered.
16. Full veranda enclosure will be permitted in which event will be treated as part of the veranda's area as required by the MECCEMA TWO building Rules.
17. Only on application and approval by P&A.



8.7 AWNINGS / SHUTTERS AND BLINDS

	SPECIFIC EXCLUSIONS	GENERAL INCLUSIONS
Materials	<ul style="list-style-type: none"> • Fibre glass sheeting. • Metal sheeting other than those permitted under "General Inclusions". • Shade cloth. • Installation of awnings to first floor. • No canvas or UPVC over windows or doors. • Aluminium. 	<ul style="list-style-type: none"> • Roof materials to be matched on all windows and door awnings. • Retractable fold arm awnings on application only. • Samples and options for blinds and awning material is available from the Meccema Two office.* • Internal shutters / blinds. • External working shutters on windows only – (on application and approval by P&A only). Permitted to living areas only. • Installation of approved blinds to first floor on application & approval by P&A.
Colour	<ul style="list-style-type: none"> • Primary colours. 	<ul style="list-style-type: none"> • To be specified on application. See samples at Meccema Two office.

8.8 GARAGES, CARPORTS AND LOFT ROOMS ABOVE GARAGE

	SPECIFIC EXCLUSIONS	GENERAL INCLUSIONS
Materials	<ul style="list-style-type: none"> • Precast concrete systems. • Fibreglass or any similar material other than garage doors. • Metal doors. • Unpainted doors. • Glazed garage doors. 	<ul style="list-style-type: none"> • To match main house structure. • PVC, Fibreglass garage doors. • Hardwood timber garage doors. • Garage doors to be raised and fielded Meccema Two pattern or horizontal slatted doors. On application & approval only.
Colour	<ul style="list-style-type: none"> • Any other Colour other than those permitted under general inclusions. 	<ul style="list-style-type: none"> • Garage doors to be white only
Form and element		<ul style="list-style-type: none"> • Loft Rooms - External entrance ideally should not be on road frontage. • If there is a huge area between the road and dwelling, stairs will be permitted subject to these being bricked up to be internal. • If it impacts on the road frontage it will not be permitted. • "Not to be rented out as an ancillary unit". • Only on application and approval by P&A. • Loft roof height to be 4,7m at highest point from NGL to underside of wall plate.



8.9 SWIMMING POOLS / KOI PONDS

	SPECIFIC EXCLUSION	GENERAL INCLUSION
Materials	<ul style="list-style-type: none"> • Portable pools (all types) above ground. • Visible slides and diving boards (only on formal application). 	<ul style="list-style-type: none"> • Pool surround to be natural colours. • Rim flow tile to be specified (dark colours). • Gunitite and marble plastered swimming pools. • Fibreglass lined gunitite swimming pools. • Moulded fibreglass swimming pool (only on application and approval by Meccema Two). Access restriction (size)
Colour	<ul style="list-style-type: none"> • Coloured pool lighting. • Rotational lights. 	<ul style="list-style-type: none"> • Swimming pool colour to be specified on application. All pool fencing to be Green Ferro Art type or equally approved. • Pool lighting to be white only.
Form and Element	<ul style="list-style-type: none"> • Visible pump. • Any pump colour other than in general inclusions. 	<ul style="list-style-type: none"> • Child proof fencing (self latching/locking) to NBR/SANS 10400 and Meccema approval. To be fully planted. • Pump cover to be Forest Green, natural beige or natural rock feature cover and not to be visible from any road or the golf course. • KOI Pond / water features deeper than 450mm must have a net erected or be fenced.

NOTES

- PRIOR TO COMMENCING ANY DESIGN OR CONSTRUCTION WORK IT IS STRONGLY ADVISED TO OBTAIN A GEOTECHNICAL REPORT ON THE SPECIFIC SOIL CONDITIONS.
- NO SWIMMING POOL MAY BE CONSTRUCTED WITHOUT AN APPROVED BUILDING PLAN.
- ALL POOL FENCING FRONTAGE TO INCORPORATE A FULL PLANTING PROGRAMME TO MECCEMA 2 REQUIREMENTS. MAXIMUM HEIGHT 1,2M TO TOP OF POOL FENCE.
- POOL FENCING TO BE POSITIONED ON SIDE BOUNDARIES AND NOT TO ENCROACH OVER BOUNDARY LINES. A SET BACK OF 1,0M IS REQUIRED FROM GOLF COURSE BOUNDARY LINE.
- SWIMMING POOL WASTE WATER TO DISCHARGE INTO SEWER DRAIN VIA BREAK PRESSURE TANK TO AN OPEN CHANNEL MANHOLE, OR INTO A RODDING EYE.
- OWNER TO NOTIFY MECCEMA 2 OF INTENTION TO START CONSTRUCTION PRIOR TO ANY WORK COMMENCING ON SITE.

8.9.1 POOL SLIDES

Visible slides and diving boards (only on application and approval by P&A Committee).

- Community centre, all recreational and play equipment can be multi-coloured.
- Residential pool slides can be multi-coloured however must not under any circumstance be visible from the road or golf course. Subject to neighbours consent





8.10 TV ANTENNAE, SATELLITE DISHES, TELEPHONES AND RECEPTION DEVICES


- 8.10.1 Provision has been made for underground connections for Telkom SA services only. Property owners must ensure that sleeves and draw-wires are installed from the dwelling to the verge bulk service point.
- 8.10.2 TV Antennae and Satellite Dishes:
- TV Antennae should be installed inside the roof spaces and satellite reception devices must be positioned where it is screened from both the golf course and roads and not to exceed 1,8m in height.
 - Only one satellite dish per single dwelling site is permitted. On PUD sites one satellite dish per sectional unit will be considered.
 - Where an antenna is not used in the roof space appropriate design measures must be taken and shown on the drawings to screen the antennae or alternatively a satellite dish antenna can be used, but must be screened in court yard from both the road and golf course. Satellite dish is not to be higher than the court yard screen wall however positioning will be assessed on merit and dish will need to match wall colour.
 - Position of satellite dish and location on building must be approved by Meccema Two prior to installation. Satellite dishes visible from the road or the golf course is discouraged, and must not be offensive to neighbouring sites.
 - Satellite Dish materials and colour must be approved by Meccema Two prior to installation.

NOTE: PRIOR TO SELECTING ROOF AND WATERPROOFING UNDERLAY MATERIAL COMPATABILITY TO TV RECEPTION DEVICES SHOULD BE CHECKED.

8.11 ROOF FIXTURES AND CHIMNEYS

	SPECIFIC EXCLUSIONS	GENERAL INCLUSIONS
Materials	<ul style="list-style-type: none"> • Reflective materials. 	<ul style="list-style-type: none"> • To match main structure
Colour	<ul style="list-style-type: none"> • All colours other than what is specified in General Inclusions. 	<ul style="list-style-type: none"> • To match main structure. • Forest Green. • Skylights to be black or green frame only. • Solar panels to be black or green approved shade only.
Form and Element	<ul style="list-style-type: none"> • Skylights higher than the surface of the roof tiles or sheets. • Flags and banners. • Storage tanks for solar Panels on roof. 	<ul style="list-style-type: none"> • To complement main structure and comply with SANS 10-400 • Skylights flush with roof gradient; i.e. same pitch as roof and on application only. • Solar panels to be flush with roof gradient, only one combined unit and on application only; SABS compliance and approval required. • Domed or prism skylights erected on areas not visible from Golf Course, road or neighbours. Dimensions max 420mm x 420mm. • Roof ventilators. Max 350mm. Must be Installed below apex only and no higher than roof line. Only on application and approval by P&A. • Lightning conductors - by exception and on application only.

8.12. LANDSCAPING & LANDSCAPING ELEMENTS - TO BE USED IN CONJUNCTION WITH L&E RULES

	SPECIFIC EXCLUSIONS	GENERAL INCLUSIONS
Materials	<ul style="list-style-type: none"> • Concrete surfaces not covered with paving or tiles. • Terracotta tiles. • Concrete paving blocks or bricks. • Asphalt surfaces. 	<ul style="list-style-type: none"> • Burgundy Paver, Terracotta pavers or equal approved clay paver. • Single row of white pavers can be used as a driveway border only. • Timber decks on application. • Paving slabs and grass blocks in garden landscape only. • Hardwood or Precast concrete sleepers in garden landscape only. • SABS approved Loffelstein or equal approved plantable retaining blocks to max 2.0 metres high with landscaping & irrigation system. • Lattice (UPVC or timber) – not to exceed 1,8m. Approval on application to P&A. • Gumpoles – Permitted as a retainer subject to it being fully planted. Max 900 high and to be used as landscaping feature only. Subject to application & approval by P&A and L&E. Limited extent and only in garden setting. • Ornate features are permitted only on application and approval.
Colours	<ul style="list-style-type: none"> • Bold patterns or other colour pavers not in “General Inclusions” 	<ul style="list-style-type: none"> • Terracotta.
Extent	<ul style="list-style-type: none"> • Hard landscaping in verge area. 	<ul style="list-style-type: none"> • Maximum 35% of open Erf area. • 70% indigenous (palette available) • Hard landscaping elements on application to P&A only; i.e. fountains, gazebos, fish ponds, water features. Etc. • All Ferro Art type fencing to be fully planted.
GAZEBOS		
Extent	<ul style="list-style-type: none"> • Gazebo’s – No thatched roofs, No decorative wrought iron and must not be enclosed on all sides. • No window / transparent blinds permitted. 	<ul style="list-style-type: none"> • Gazebo roof to match main dwelling. • 1 side may be bricked in and 1 other side may have blinds installed (on application and approval only). • If not bricked in only 2 sides may have blinds installed. (on application & approval only)

NOTE: ONLY APPROVED LANDSCAPING CONTRACTORS MAY BE USED. CONSULT THE MECCEMA TWO OFFICE FOR PANEL OF APPROVED CONTRACTORS.

Rules for landscaping are available from Meccema2. A landscape design of the property must be prepared by a Meccema2 approved competent landscaping designer or architect at the time of obtaining architectural design approval. An additional copy of the architectural plan must be submitted at the time of plan approval so that a structural landscape plan can be prepared. No landscape work may proceed without approval from Meccema2. Once the house is complete, then landscaping is to commence to the garden. The landscape plan is to be submitted through Meccema2 for approval and the installation of the garden can only take place once this plan is approved. Within 90 days from the date of issue of the eThekweni Municipality’s Occupation Certificate the first phase of the garden landscaping must be completed. The first phase is the planting of instant lawn, cutting of the flower beds and planting of structural plants and trees. The second phase is the completion of the garden landscaping to the approved plan. This is to be completed one year from the date of issue of the eThekweni Municipality’s Occupation Certificate. At this time an audit of the garden landscaping will be done and then after a six month growing-in period, the appointed landscaping maintenance contractor will take over the maintenance of the garden.

Revamps of Gardens – Plans to be submitted and approved by Meccema2 prior to installation and ensure that a Meccema2 accredited Landscaper is used.

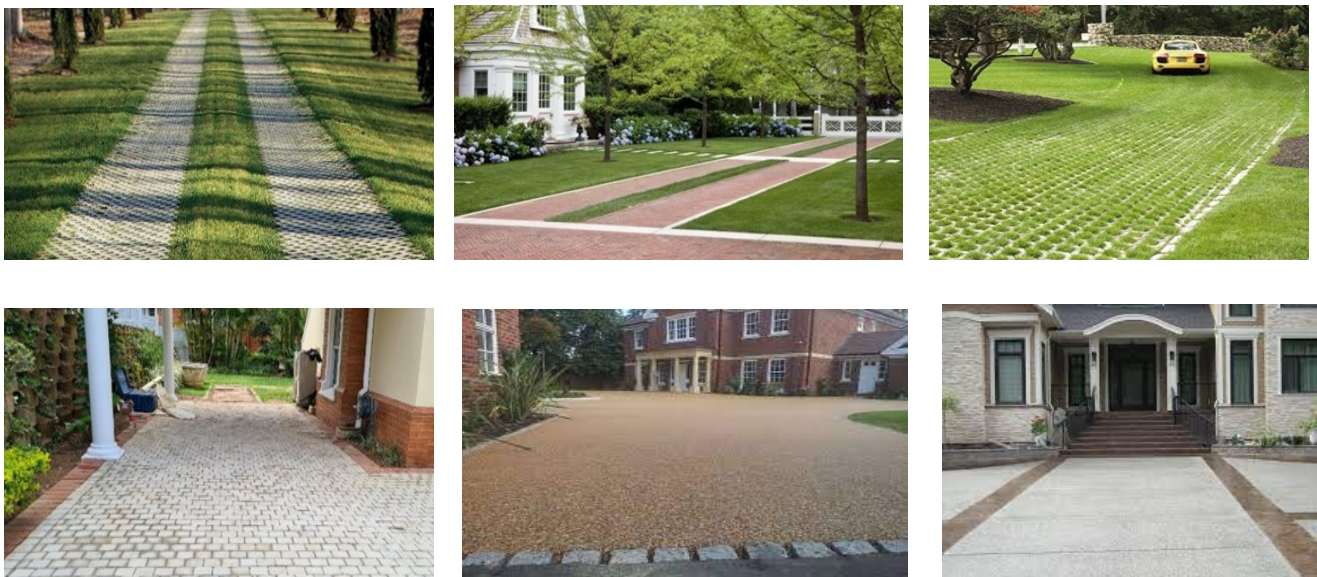
8.12. Continued

	SPECIFIC EXCLUSION	GENERAL INCLUSIONS
Material	No other types other than those permitted under general inclusions.	Brick structures, paving, tiling
Colours	Any colours other than those specified in General Inclusions.	Light earthy/natural colours i.e. khaki, cement or tones of these
Form & Element	No other types other than those permitted under general inclusions.	Finishes to fire pits, water features, pool and planter box walls & surround. Tiles on veranda and around pool.



8.12.1 GRASS BLOCKS OR OTHER MATERIALS FOR DRIVEWAYS OR FORECOURTS

	SPECIFIC EXCLUSION	GENERAL INCLUSIONS
Material	Tar and Cement surfaces.	Concrete blocks with grass. Cobblestone; gravel or grass blocks or combination of strips of redbrick (or grass blocks) with grass in between.
Colours	Any colours other than that specified in General Inclusions.	Natural / light colours only. Only redbrick permitted at driveway entrance i.e. from road to forecourt.
Form & Element	No other types other than those permitted under general inclusions. Not to be used at driveway entrance.	Can be used as a landscaping element for driveways or portions thereof. Forecourt and driveway area to be beyond the driveway entrance. Considered on merit and only on application and approval by P&A. Screening of these areas from road and neighbours view through use of Timber or UPVC screens and landscaping.



8.12.2 COMPOSITE DECKING AND BALUSTRADES

	SPECIFIC EXCLUSIONS	GENERAL INCLUSIONS
Materials	<ul style="list-style-type: none"> No other types other than those permitted under general inclusions. 	<ul style="list-style-type: none"> Natural timber, Balu or Composite Decking
Colour	<ul style="list-style-type: none"> Any colours other than that specified in General Inclusions. 	<ul style="list-style-type: none"> Stainless steel Cable Balustrade posts will need to compliment deck colour whether timber or composite. To either be white or natural timber. Only if the decking is light grey can the balustrade be light grey. Natural, light colours & Balu type colouring and light grey Balustrades on decking can only be in white, natural timber to light grey in colour to compliment deck colour.
Form and Element	<ul style="list-style-type: none"> No other types other than those permitted under general inclusions. 	<ul style="list-style-type: none"> Cable balustrades permitted on the main house structure on the ground floor veranda only. Only permitted if there is a timber deck attached to the veranda as an extension of the veranda deck.



Example of a house design where cable balustrades on a deck could match or flow through onto the veranda



LIGHT GREY BALUSTRADE WITH LIGHT GREY COMPOSITE DECKING



LIGHT NATURAL COMPOSITE DECK WITH NATURAL BALU BALUSTRADES



DIFFERENT SHADES OF COMPOSITE DECKING PERMITTED

8.12.3 DOUBLE DRIVEWAYS

Specific exclusion: Double driveways.

Form & Element: Only 1 driveway per Erf.

8.13 RETAINING / BOUNDARY WALLS

	SPECIFIC EXCLUSIONS	GENERAL INCLUSIONS
Materials	<ul style="list-style-type: none"> • Non - plantable blocks. • Non SABS approved blocks. • Any other retaining block other than what is specified in General Inclusions. 	<ul style="list-style-type: none"> • SABS approved drystack plantable retaining blocks, or equal approved blocks to maximum 2.0 metres high per section and set back 1m. • Fully planted to Meccema's satisfaction and maintained. • Designed by a registered competent person; stability of wall to be certified. • Timber post and rail safety barrier. • Storm water control channel along the top of the wall and along the bottom front of the wall as required.
Colours	<ul style="list-style-type: none"> • Any colours other than that specified in General Inclusions. 	<ul style="list-style-type: none"> • Natural • Post and rail or safety barrier to be white. • Terracotta for face brick or plaster and paint – approved colours.
Extent	<ul style="list-style-type: none"> • Bricked boundary walls fronting golf course. Golf course fronting properties permitted walls on the side boundary only up to the footprint of dwelling. Territorial encampment is discouraged. 	<ul style="list-style-type: none"> • Maximum 2.0 metres in height per section. See diagram on page 34 • 1.0 metre high safety barrier on top of retaining wall. • Walls encroaching over building lines or bordering servitudes on application and approval only. • Walls onto golf course fronting properties on application and approval only. • Walls higher than 2.0 metres on application and approval only • Walls fronting the golf course may only use loffelstein blocks. • Walls perpendicular to the golf course can use face brick or plaster and paint to match main house structure. • To be installed 1m away from post and rail as per fencing rules fronting Golf Course. Must be fully planted and maintained. Stormwater control to be installed at the top of dry stack retaining walls. Any fencing up to 1m away from boundary is to be pool fencing only.



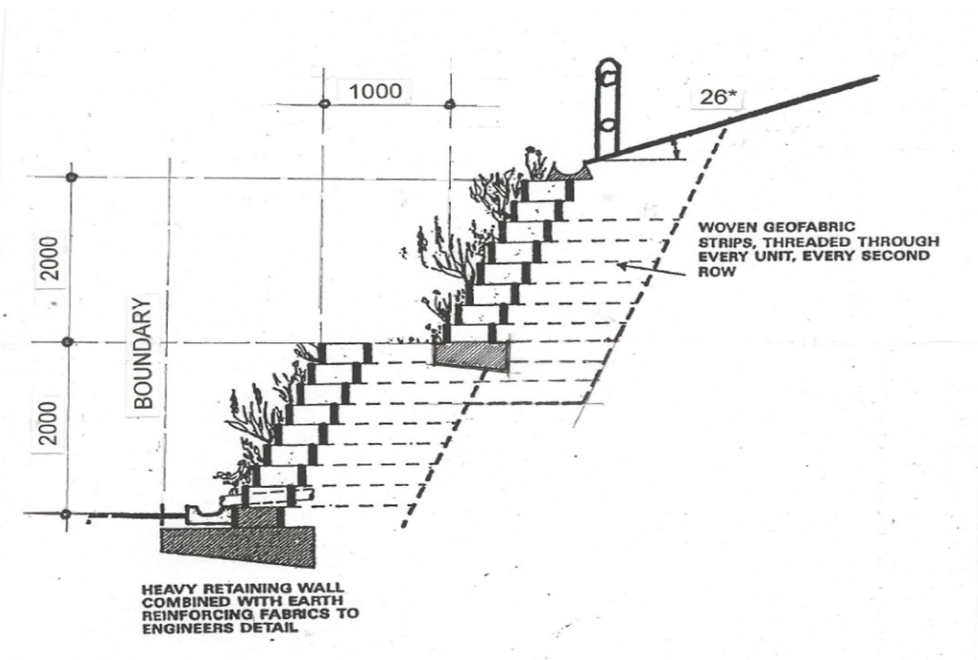
NOTE:

- ALL RETAINING WALLS TO BE DESIGNED BY A REGISTERED COMPETENT PERSON AND THE STABILITY THEREOF TO BE CERTIFIED ON COMPLETION.
- IF APPROVAL IS GRANTED, A PLANTING PROGRAMME MUST BE IMPLEMENTED IMMEDIATELY ON COMPLETION OF THE WALL.
- RETAINING WALLS FACING THE GOLF COURSE BOUNDARY WILL BE ASSESSED STRICTLY ON MERIT, NECESSITY AND ON THE ABOVE CRITERIA AND IS SUBJECT TO NEIGHBOURS AND GOLF COURSE CONSENT.



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SIDE AND REAR BOUNDARY EXTENT—RETAINING WALLS

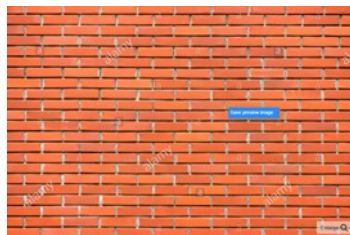


GOLF COURSE FRONTING BOUNDARY WALLS

	SPECIFIC EXCLUSIONS	GENERAL INCLUSIONS
Materials		Walls fronting the golf course may only use loffelstein blocks. Walls perpendicular to the golf course can use face brick or plaster and paint to match main house structure.
Colour	Any colours other than that specified in General Inclusions.	Terracotta for face brick or plaster and paint – approved colours.
Form & Element	Bricked boundary walls fronting golf course Territorial encampment is discouraged.	To be installed 1m away from post and rail as per fencing rules fronting Golf Course. Must be fully planted and maintained. Stormwater control to be installed at the top of dry stack retaining walls. Any fencing up to 1m away from boundary is to be pool fencing only. Golf course fronting properties permitted walls on the side boundary only up to the footprint of dwelling.



This is allowed as it is planted and softens the elevation.

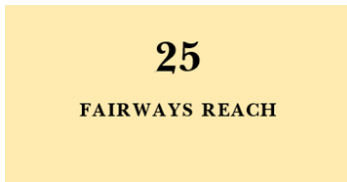


Not allowed fronting Golf Course.

8.14 STREET ADDRESS & SIGNAGE



- Numbers are to be on cast aluminium plates with white lettering on a green background. These address signs must be on an approved cast iron post and plate structure as per Meccema Two signage policy.



General Inclusions:	Street address mounted on entrance wall Only on application and approval by P&A.
Specific exclusions:	No sandblasting.
Colour:	Lettering – black in colour.
Form & element:	Number and street name affixed to boundary wall. To stand proud of wall.
Font type:	Baskerville Bold
Font size:	Number - 200mm, wording 150mm.
Background:	Plaster & Paint or Face Brick to match main house structure.

- All street address signage is to be placed in a location visible from the road and to be contained within the site boundary; no part of sign is to encroach onto the verge.
- All sites must have a street number displayed.

8.15 OUTSIDE LIGHTING



- Exterior garden lighting must conform to bollard type and colour to be white, green, black or antique. External lighting to buildings and landscape lighting to conform –on application & approval.
- No coloured light bulbs are permitted.
- All External lighting – The ambient should not impact on neighbouring properties. External lighting for houses and gardens must be subdued and be directed downward.
- No spotlights or floodlights permitted except in public areas.
- Silver, stainless steel & up lighting is excluded.

8.16 LAUNDRY LINES

- All washing and laundry lines must be screened in such a way that they are not visible from any boundary, including the golf course, road boundary and neighbours. Brick walls or equally approved screening of 2,0m in height are recommended to screen laundry yards and lines.
- Windy driers are permitted on application.

8.17 BOUNDARY ENCLOSURES / FENCING & WALLS

	SPECIFIC EXCLUSIONS	GENERAL INCLUSIONS
Materials	<ul style="list-style-type: none"> • Concrete palisade or panel. • Wire fencing. • Barbed wire/razor wire. • PVC wire coated fence. • Electrified fencing other than the Estate’s perimeter security fence. • Unpainted timber fence other than what is specified in General Inclusions. • Unapproved panel fences. • Lattice • Mesh wire 	<ul style="list-style-type: none"> • Hardwood Timber, UPVC, picket or Aluminium pale. • Painted timber fence. • Plastered clay or face brick. • Timber post and rail. • Buckingham Estate Style fence. • Buckingham Estate style driveway gates. • Green or Black SABS approved pool fence of 1,2m in height. To be fully planted. • Clear Vu fencing with self-locking, self-latching gate/s. • Only on application & approval by P&A.
Colour	<ul style="list-style-type: none"> • All colours other than those permitted under “General Inclusions.” • Black Ferro Art type. • Any fencing less than 1.2m as pool enclosures. 	<ul style="list-style-type: none"> • White for timber. • White for Aluminium. • White for UPVC. • Spanish Terracotta Satin or Travertine for Face brick or to match material on dwelling. • Match colour of dwelling for plaster and paint. • Black for mild steel. Buckingham only • White for timber post and rail facing Golf course or road. May be left natural in-between dwellings. • Clear Vu – Green only. To be fully planted. 1.2m high. • Ferro Art Type - Green only. 1.2m high
Form & Element	<ul style="list-style-type: none"> • Any other type other than those under general inclusions 	<ul style="list-style-type: none"> • Ferro Art Type - Flat top or looped. • ClearVu - Flat top.

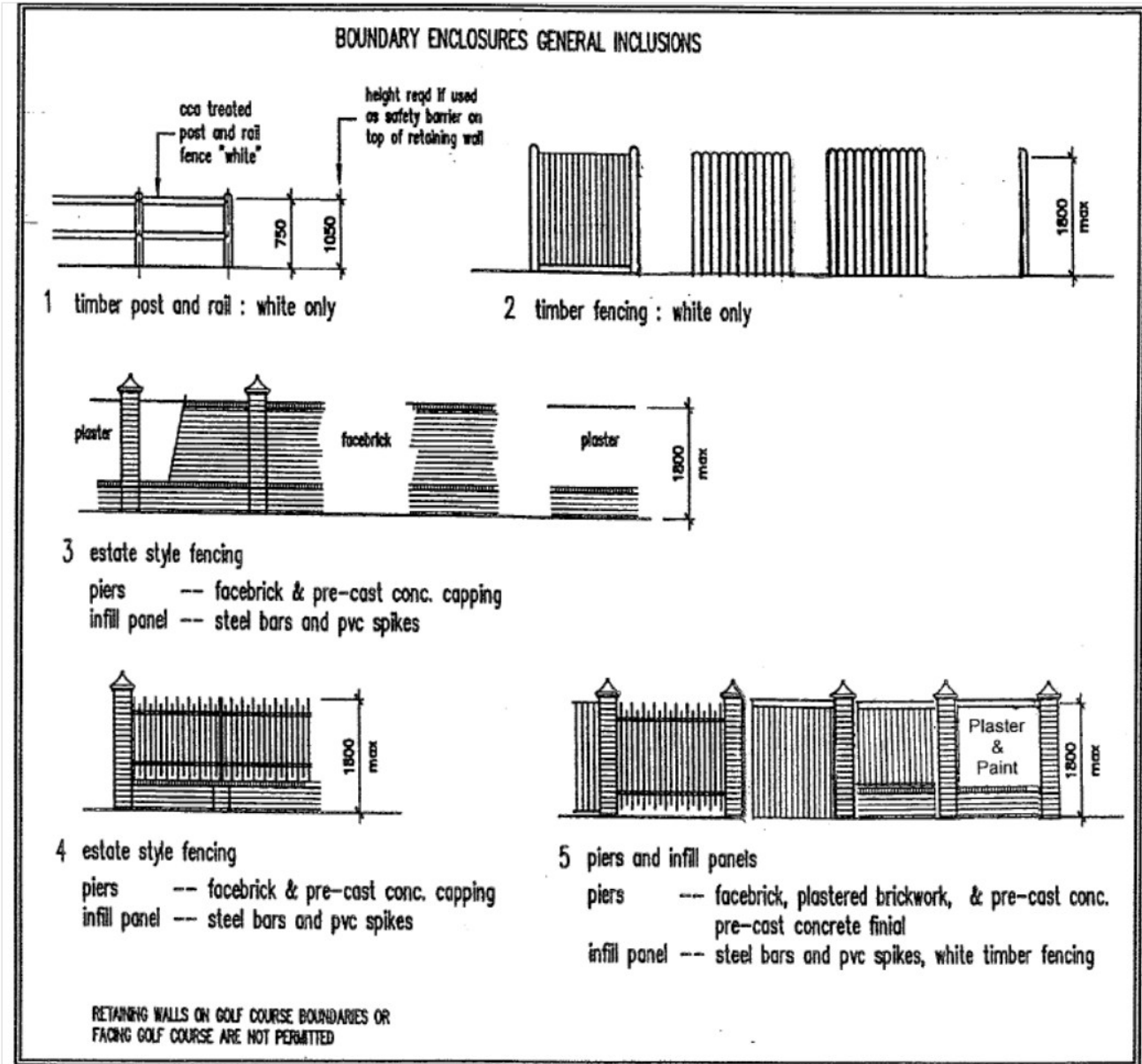


GOLF COURSE BOUNDARIES OR ROADS ADJOINING THE GOLF COURSE		
	SPECIFIC EXCLUSIONS	GENERAL INCLUSIONS
	<ul style="list-style-type: none"> No Mesh type fencing, covering whether partial or fully is permitted and may not be attached to anything. Any retaining wall, masonry wall, fence, or any structure, other than timber post and rail fences not specified in the General Inclusions. 	<ul style="list-style-type: none"> Post and rail fence not exceeding 750mm in height; Colour white only. Retaining walls on golf course to be 1m from boundary of golf course – to allow for stormwater control, planting etc. Same principle as fencing. Full Planting to be undertaken to hide retaining walls from view of the golf course.
STREET BOUNDARIES		
	<ul style="list-style-type: none"> Any retaining wall, masonry wall, fence, or structure not specified in Gen. Inclusions. 	<ul style="list-style-type: none"> Post and rail fence not exceeding 750mm in height if not intended as a safety barrier, and not less than 1.0 metre in height if intended as a safety barrier– Colour “White only” “Estate style” fencing up to two-third of boundary to max 1,5m height. All driveway and pedestrian Gates to match height and form of existing boundary fencing. Any other approved fencing lower than 1,2m only on application and approval by P&A. Minimum 1m high.
SIDE BOUNDARIES TO GOLF COURSE, OR WATER FEATURE SITES		
	<ul style="list-style-type: none"> Any retaining wall, masonry wall, fence, or any structure not specified in the General Inclusions. 	<ul style="list-style-type: none"> Green pool fence of min 1,2m height and to be fully planted. Walls 2m and over from FFL on the outside require neighbours consent.
SIDE BOUNDARIES		
	<ul style="list-style-type: none"> Any retaining wall, masonry wall, fence, or any structure not specified in the General Inclusions. 	<ul style="list-style-type: none"> Fences or Walls of maximum height (2m) only on application and approval from P&A. Walls 2m and over from FFL on the outside require neighbours consent.
REAR OR PANHANDLE SITE BOUNDARIES		
	<ul style="list-style-type: none"> Any retaining wall, masonry wall, fence, or any structure not specified in the General Inclusions. 	<ul style="list-style-type: none"> Fences or walls of maximum height (2m) further extent only on application and P&A approval. Walls 2m and over from FFL on the outside require neighbours consent.
WALKWAY BOUNDARIES		
	<ul style="list-style-type: none"> Any retaining wall, masonry wall, fence, or any structure not specified in the General Inclusions. 	<ul style="list-style-type: none"> Post and rail fence; Colour white only. Fences may be erected on building lines in general accordance with side or rear site building lines.



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GENERAL INCLUSIONS



- ALL MILD STEEL TO BE HOT DIPPED GALVANISED FOR CORROSION PROTECTION PURPOSES.
- EXTENT OF FENCING TO BE SHOWN ON THE SITE PLAN AND BE APPROVED BY MECCEMA TWO.

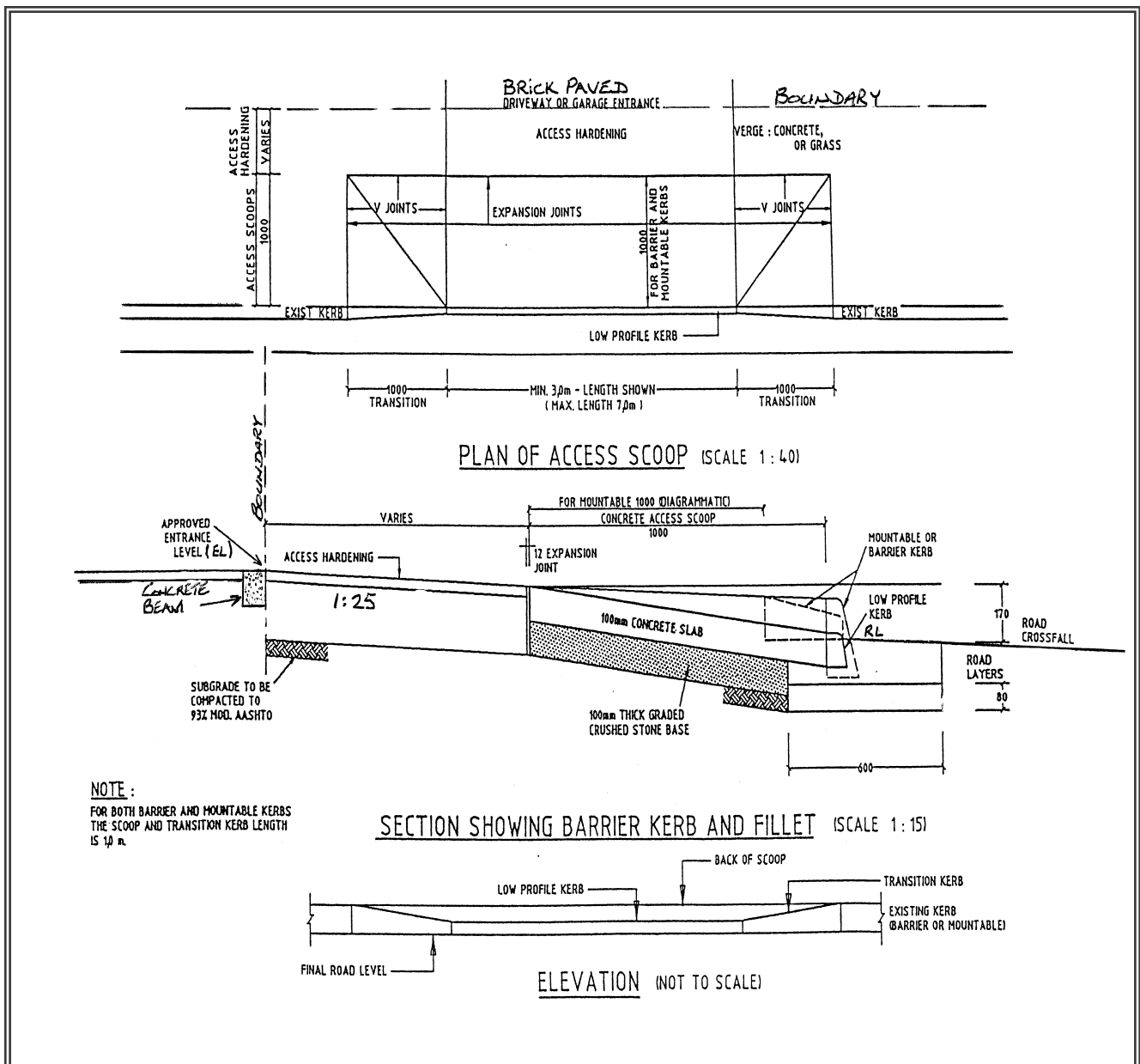
8.18 PEDESTRIAN & DRIVEWAY GATES

All gates to match adjacent form or wall on boundary and to complement style of main dwelling. Access to landscaped areas for landscape contractors' maintenance machinery to be a minimum of 1,2m wide. Gates will not be permitted to encroach over site boundaries when in an open position and all gates must open into the property. Motor gates will be permitted. On application and approval by Planning & Aesthetics prior to installation.



8.19 DRIVEWAYS AND ACCESS SCOOP

8.19.1 DRIVEWAY SCOOP DETAIL



8.19.2 ENTRANCE LEVELS

Driveway entrance levels must conform to the levels provided in the following table. Driveway entrance levels to conform to the back of the constructed sidewalk (paved / tarred strip) or, to be calculated by the use of the formula provide below and, a concrete beam at the correct driveway entrance level is to be provided at each entrance / exit and to be at the same gradient as the road.

Formula: EL = Frontage Level / Driveway Entrance Level at site boundary. D = Distance from site boundary to edge of the road. RL = Road Level at edge of road directly opposite driveway (all levels to relate to MSL).



$$EL = \frac{RL + 0.150 + D}{25}$$

Verge width (Metres)	EL above RL (Millimetres)	Verge width (Metres)	EL above RL Millimetres)
1.000	190	2.600	254
1.100	194	2.700	258
1.200	198	2.800	262
1.300	202	2.900	266
1.400	206	3.000	270
1.500	210	3.100	274
1.600	214	3.200	278
1.700	218	3.300	282
1.800	222	3.400	286
1.900	226	3.500	290
2.000	230	3.600	294
2.100	234	3.700	298
2.200	238	3.800	302
2.300	242	3.900	306
2.400	246	4.000	310

PLEASE NOTE THAT 2 X 100mm HEAVY DUTY PVC SLEEVES MUST BE INSTALLED ACROSS THE DRIVEWAY IN THE VERGE AREA, AT A DISTANCE OF 1.0M FROM THE SITE BOUNDARY, AND 1.0M APART.

8.20. AIRCONDITIONER UNITS, PLANTS, STORAGE TANKS AND EQUIPMENT

Use of stormwater management systems i.e. Attenuation / JoJo tanks is encouraged for the discharge of storm-water run off from hard surfaces of the home. This will prevent run-off onto fence lines and golf course. This will also assist with water storage.

REQUIREMENTS FOR SOLAR PANELS	REQUIREMENTS FOR WATER TANKS
<ol style="list-style-type: none"> Application to be submitted showing exact position on a site plan and elevation drawing. Show dimensions and number of panels to be erected. Details of supplier and a brochure with specifications. Consideration for neighbours in respect of visibility. Panels to be flush with gradient of roof. Panels to be flat and one combined unit. SABS compliant. Tank to be concealed in roof / courtyard. Tubular panels are not permitted. P&A approval required prior to installation. 	<ol style="list-style-type: none"> Application to be submitted showing exact position on a site plan. Show dimensions and volume of tanks –Tanks large than 5000lt are not permitted. Contact Meccema office for details of preferred supplier. Consideration for neighbours in respect of visibility. SABS Compliant. Overflow must be directed to storm water. Colour to be forest green, beige or any neutral colour; however, this is subject to full enclosure of tank to be concealed in a courtyard or comply with screening protocols. Specific exclusion - Tanks that are visible. P&A approval required prior to installation. Overflow must be directed into storm water.
	



The screening of all units and equipment is essential. Air-conditioning units and similar utilities need to be in a screened area (courtyard) or enclosed with a screen if not in a courtyard. It must be at ground level and cannot be elevated on walls or on the roof. Noise factor will be taken into consideration of all submitted applications; noisy plant and equipment will not be allowed. All equipment to be colour matched with the building. Neighbours consent required for any equipment over building lines. All external equipment, generators, pool pumps, etc. should be enclosed to ensure that noise levels are within legal controlled limits. All equipment is subject to application and Meccema Two approval.

8.21 BURGLAR ALARMS

Burglar alarms may be fitted to each residential dwelling. They are to be of a non-audible nature and are to be fitted by an approved security contractor on the Meccema2 approved panel of security firms as these all connect into the Central Monitoring System. D.I.Y. installations are not acceptable.

8.22 STORMWATER

- All drawings submitted for approval to Meccema2 including landscaping plans, must display what method of storm water disposal will be employed. No storm water disposal is to be disposed of directly into neighbouring stands and must comply with National Building Regulations. Storm water must be disposed of into a municipal main storm water drain. Disposal into water features is not permitted. Disposal into a soak pit will only be permitted if no municipal storm water drain is available, and on condition that the soak pit is designed and certified by an engineer. The minimum specification for a soak pit is 1 cubic metre for every 40m² of surface of storm water collection and hardened surface area.
- One or more storm water channel/s and heavy duty grid/s to be provided across driveways on all sites; particularly on sites where additional storm water management is required.
- An adequate number of storm water field drains must also be provided to collect water from all hardened surfaces and landscaped areas on sites and directed to one common storm water drain, which is connected to the municipal storm water drain.
- Storm water drains are not permitted to discharge into any sewer drain.
- Swimming pool waste water is not permitted to discharge into any storm water drain.
- All retaining walls must have adequate engineer designed agricultural drains and weep holes. Agricultural drains must discharge into approved storm water system. Storm water channels to top of retaining walls required for proper storm water management.

8.23 CHILDREN'S PLAY AREAS, UTILITIES AND FLAGS

“Jungle Gyms”, trampolines, utilities and flags etc to be contained in fenced courtyards or screened off areas and not to be visible from any road or golf course, or protrude above the court yard or screen wall/fence, or be offensive to any neighbouring residents. Application together with a motivation and drawings must be made to Meccema2 for written approval of any “Jungle Gym” play area, Tree house, Wendy house, Veggie garden, Green house, trampolines, utility or flags etc prior to erection of any of these. Each application will be considered on its own merit. Shade cloth is a specifically excluded.

TREE HOUSES

- Tree houses permitted on condition that they are within the property boundary.
- Appropriate position selected, must be well hidden within a fairly dense tree.
- Dark colour wood.
- Neighbours consent.
- Size, extent, design and positioning only on application and approval by P&A.
- Design Assessed on Merit.



VEGGIE GARDENS

- Veggie garden should not be visible from road, Golf course or Neighbours.
- Only Meccema approved installer to be used.
- Size to be approved by Meccema2.
- To be of natural Timber only.
- On application and approval by P&A.



8.23 continued....

GREEN HOUSES

- Structure to be powder coated white or green
- Clear polycarbonate or safety glass.
- To be in line with council regulations, added to coverage.
- Must be located in a well screened area and well planted up around.
- Site plan and elevation drawings are required.
- Installed on a brick plinth.
- Assessed on merit and on application and approval by P&A.
- Not to be visible from road, golf course or neighbours.
- Dimensions: 3m x 4m x 3m (H) with height being as follows: 2.1m plus roof to a maximum height of 3m with a 30 degree pitch.
- Glass and polycarbonate can be used.
- Structure Material to be white or green.



WENDY HOUSES

- Should not be visible from road, Golf course or Neighbours. Size to be approved by Meccema2. On application and approval by P&A.
- Materials: Aluminium painted to match main house structure for Wendy Houses or storage huts. Must be screened with approved screening material.
- Colour: Match plaster and paint and green roof for Wendy Houses.
- Form and Element: Max size 3x3m² x 1.5m in height. Must not be visible.
- Specific exclusion: Any other type or colour other than those specified under general inclusions. If over the building line, requires neighbours consent.



8.25 INSTALLATION OF GENERATORS

The installation of household generators at MECCEMA TWO should be discouraged due to the possibility of noise pollution, There are many other alternative power sources that can be explored. This should be an emergency backup to power a few essential items. The Estate therefore recommends that Solar Panels, UPS and Inverter systems are rather considered during power outages.

Homeowners will have to submit a formal application to install a generator to the Planning & Aesthetics Committee. The application will have to include the following:

- Specs of the generator to be installed.
- Location plan of the generator.
- Electricity lay-out plan showing detail of the connections to and from the generator.
- A fire Protection Plan.
- Envisaged noise level output measured by decibel. Owners need to consult with generator suppliers/ specialists and resolve all issues pertaining to excessive noise and air pollution as part of the installation.

Homeowners who choose to install household generators should take the following Conduct Rules into consideration:

- The noise level of the generator should not exceed 60 – 80 decibels at 7 metres. Mufflers, the Trex System or a French Drain System should be used to obtain the correct noise reduction level. The noise level will be tested by Management subsequent to installation to ensure compliance with the Conduct Rules.
- Only one diesel-driven, single phase generator of maximum 6 KVA (26 Amps – 6000 wattage) per Home will be allowed. The rated amount of wattage used per home should therefore be 90% (5400 Watts)
- The generator should be of the household, “silent” sound proof type with an automatic switch-on/off capability. The generator must be situated in a sound proof structure.
- The generator should be seen as an emergency back-up and should only operate during power failures.
- The generator should be installed within the boundaries of that particular stand, on a raised plinth inside a ventilated, dry, non-habitable room or compartment (utility room) with a solid door, but without any windows, away from any gas bottles. One of the main conditions is that you obtain neighbours consent.
- The generator should not be installed in the garage or any other room.
- The generator room or compartment should be secure and fireproof with at least 1 handheld fire extinguisher installed on the wall near the entrance to the room.
- The generator should be installed by a qualified, competent electrician.
- The generator should be properly grounded.
- There should be an opening of at least 1m on each side for access to the generator for servicing.
- Diesel fuel for the generator may be stored in the fuel reservoir of the generator, but not in separate containers inside the generator room.—we need to relook at as per Vijen advise.
- All generators on the Estate should be switched off between 22h00 at night and 06h30 the next morning.
- The generator should be connected directly to the main Electrical Distribution Board (DB) in the home through an Automatic Change Over Switch (ATS), connected to a timer. The timer should be set that no generator is started on the Estate between 22h00 and 06h30, even if a power failure occurs.
- The ATS has a control cable of 5m connecting the generator’s electronic panel to the ATS and it is advised that the ATS does not exceed 5m from the main Electrical Distribution Board (DB) inside the Home to the generator.
- The wiring of the generator should be connected to on phase on the DB Board and that phase to each circuit breaker where power is required, bearing in mind the rated wattage used during power failures.
- Proper heavy-duty power cords should be used and should be concealed and/or covered.
- There must be an automatic cut off system when Eskom power is restored.
- The owner installing a generator must accept any inconvenience to himself in order to limit inconvenience to his neighbours.
- Regular testing by management, using a calibrated decibel meter, will be carried out to ensure that the decibel level complies.

In addition to the program of regular exercising, there are a number of other routine maintenance tasks that must be performed. Each time the generator is run or exercised, the fuel supply should be inspected to determine how much is present and to ensure that it is free of contamination. Additionally, the generator's cooling and exhaust systems should be inspected once each month.

6KVA—6000 Wattage
only per household



8.26 PHOTOVOLTAIC SOLAR PANELS

- a) P&A and eThekwini approval is required prior to any installation taking place.
- b) No restriction on number of panels however extent and position of panels will be subject to roof design.
- c) Panels must be grouped.
- d) An elevation drawing, site and floor plan must be submitted whereon the positions of the panels and dimensions thereof must be indicated; Only on application & approval by P&A.
- e) Panels must be installed flush with the gradient of the roof.
- f) Panels must be symmetrical and **maximum 600mm from gutter line. Should be minimum**
- g) All installed panels must meet the required SABS standard.
- h) The battery reserve must be installed in a concealed ventilated area.
- i) Only flat panels are permitted no tubular.
- j) All panels must be fitted by a Meccema approved installer. All panels to be installed as per the plans submitted. Access needs to be applied for prior to the installation commencing.
- k) eThekwini approval to be obtained prior to installation.
- l) A site inspection is to be done on completion of the installation. Kindly contact our office.
- m) Panels cannot be installed over the ridgeline or gutter line. Panels must be shown in an orderly combination.

SOLAR GEYSER PANELS

- a) Application to be submitted showing exact position on a floor plan and elevation drawing.
- b) Show dimensions and number of panels to be erected. (Maximum size 1,25 x 2m)
- c) Details of supplier and a brochure with specifications.
- d) Consideration for neighbours in respect of visibility.
- e) Panels to be flush with gradient of roof. Only flat panels are permitted no tubular.
- f) Panels to be one combined unit.
- g) SABS compliant.
- h) Tank to be concealed in roof / courtyard.
- i) P&A approval required prior to installation.

REQUIREMENTS FOR SOLAR PANELS

As part of the council submission the following is required:

- a) Floor or roof plan showing the position and sizes of the panels
- b) Applicable Elevations
- c) Site plan
- d) Title block indicating the owner's name & property details (address, erf)
- e) The appointment of an engineer who will be responsible for the structure. Signed by engineer for roof loading.
- f) Council approval needs to be obtained prior to installation commencing.
- g) Mandatory written approvals in the case of a sectional title unit.

All panels are to be installed by a registered professional, as a defective design or defective workmanship would not be covered if you are insured under the Estates insurance scheme. It would be your responsibility to include this in your cover once the panels are installed.



8.27 BOREHOLE INSTALLATIONS

Form & Element	<ul style="list-style-type: none"> • To ensure compliance with safety and environmental regulations. Position needs to be approved to prevent structural collapse of neighbouring properties. • It must be done by registered professionals however the owner accepts consequences. • This application must be approved by eThekweni and all statutory regulations complied with. • The owner to submit the survey report confirming that there is water on the property. • Provide a site plan indicating where the borehole will be drilled and to confirm that there are no services within this area i.e. main water line, electrical, fibre etc. • All neighbours to be notified prior to the commencement of drilling. • Allow resident to commence with the drilling process to extract the water sample to provide eThekweni with the information required to make an application to them. • Site handover to be undertaken with the rigging foreman, owner, and operations manager. • Due to the possibility of the rig damaging roads and vegetation, the Road Levy fee applicable at the time will need to be paid prior to commencement of work. This levy is retained only for the duration of the project and will be used to rectify any damage caused to common property by the contractor and rig. The balance is returned to the homeowner upon completion of work. If no damage is caused the full sum is returned to the homeowner. • Council approval to be obtained and the relevant approval to be submitted to Meccema. • All excess soil to be removed off site and the area to be reinstated.
Specific exclusion	<ul style="list-style-type: none"> • There are no exposed or visible mechanisms, all connections are underground except for the storage tanks, where our standard storage tank policy applies.



ALL TANKS, MECHANISMS AND CONNECTIONS ARE TO BE IN A COURTYARD OR SCREENED AREA.

9.0 APPOINTMENT OF ARCHITECT/BUILDING DESIGNER (PRINCIPAL AGENT)

- 9.1 The owner will select an Architect/Building Designer from the list of registered Meccema2 Architects and Building Designers. (Architects and Building Designers not on the registered list will not be accepted)
- 9.2 The owner will brief the architect/building designer on his/her requirements, negotiate fee structure in accordance with the recommended tariff of fees in respect of services rendered by a person registered in terms of section 19(2) of Architectural Professions Act 44 of 2000, as amended from time to time.
- 9.3 Meccema2 requires that the architect/building designer appointed by the owner also be appointed as Professional Consultant for the duration of the project, or that the Owner appoint an Independent Professional Consultant on the accredited panel.
- 9.4 The architect/building designer will hereafter be referred to as the Architect or the Professional Consultant, whichever his/her appointment is.
- 9.5 The Architect will accept the brief, and the owner will appoint the Architect/Professional Consultant
- 9.6 The Architect /Professional Consultant will prepare sketch designs and set-up an orientation meeting with the Meccema2 Planning & Aesthetics Manager.
- 9.7 All internal work requires plans in terms of the SANS 10400 regulations.
- 9.8 A LIST OF REGISTERED ARCHITECTS AND BUILDING DESIGNERS IS AVAILABE FROM THE MECCEMA TWO OFFICE.

10.0 APPOINTMENT OF PRINCIPAL AGENT/PRINCIPAL CONSULTANT AND OBLIGATIONS

- 10.1 All building work shall be supervised by a Principal Agent / consultant who shall be entitled and obliged to condemn any work which is not in accordance with the approved building plans or which in his opinion is sub standard & in which event the contractor/owner shall make good such condemned work to a standard acceptable to the Principal Agent/consultant, to be determined at plan approval and at the discretion of Meccema2.
- 10.2 Meccema2 accepts no responsibility whatsoever for defective workmanship or materials;
- 10.3 Only persons on the Meccema2 panel of registered architects, and building designers, can be appointed as Principal Agent.
- 10.4 All correspondence related to the site and the building project will be directed to the Principal Agent/consultant throughout the project;
- 10.5 The Principal Agent/consultant shall act for and on behalf of the Owner in all matters pertaining to the site establishment and construction work of the project for the Owner of the site on Meccema2. This shall be for the entire duration of the project from inception to final site completion which will include the issue of an occupation and completion certificate from eThekweni Municipality. This position carries the responsibility of acting with due diligence in all management matters concerning the site, the contracting parties and Meccema2. Of particular importance is the following:
 - a) Arranging and facilitating the site hand-over meeting with Meccema2 and submitting all the relevant documentation to Meccema2 for the site hand-over;
 - b) The day to day condition of the site during construction, ensuring that the site is aesthetically acceptable, secured after working hours, safety condition, and that the site is cleaned on a weekly basis;
 - c) Ensuring that the verge and street area directly in front of the building project is kept clean and neat;
 - d) Ensuring that building materials are not stored on the verge without Meccema2 approval;
 - e) Ensuring that the contractors advertising board is displayed correctly and has the correct wording;



- f) Liaison between Meccema Two and the owner, contractor, sub-contractors, and any other persons involved with any work or service related to the project;
- g) The building being erected in accordance with the approved plans;
- h) All work and materials are to specified standards:
- i) The submission of drawings and obtaining written approval prior to any deviations from the approved plans being done;
- j) The correctness of the as-built record of drawings;
- k) Arranging the completion inspection with Meccema Two and issuing the completion certificate for the project;
- l) Obtaining the occupation certificate from the eThekweni Municipality;
- m) Ensuring that the completed building is not occupied prior to the occupation certificate being issued. Please note that in terms with the National Building Regulations and Building Standards Act 103 of 1977 Section 14 (4)(a), any person occupying any building without an occupation certificate shall be guilty of an offence.
- n) Ensuring that no deviations to approved building plans are constructed on site without approval from both Meccema Two and eThekweni Municipality. The Principal Agent carries full responsibility for this.

11.0 THE DESIGN REVIEW PROCESS

- 11.1 Architects, Building Designers and Landscape Architects may obtain all documentation, application forms and plans relevant to the site from the Meccema Two office.
- 11.2 Sketch plans for any building work should be submitted to Meccema Two at the orientation meeting. The resident architect will review the sketch plans and thereafter set up a meeting with the architect/building designer to discuss the proposal. This will alleviate unnecessary delays at a later stage. Sketch plans should conform to the Town Planning Specifications for each village. A copy of these Town Planning Controls is available from the Meccema Two office.
- 11.3 The working drawings prepared for submission to the Local Authority should first be submitted to Meccema Two for scrutiny and approval, at least one month prior to the anticipated Local Authority submission date. One full set of A1 format drawings, as well as any other Meccema Two requirements, must be submitted for approval and retention by Meccema Two and any further copies as may be required by the Architect.
- 11.4 This document is considered supplementary to the (NBR) / SANS 10-400 and Local Authority requirements and cannot take precedence. Should any provision of this document be regarded as contrary to the NBR or Local Authority requirements, then the NBR and/or Local Authority shall prevail. Any application for waivers of the NBR's or Local Authority requirements, or any other statutory requirements, should first meet with the approval of Meccema Two.
- 11.5 On approval the drawings, two sets of these drawings will be stamped with Meccema Two "Approved" stamp and also signed and dated by the Resident Architect and one set returned to the Owner. Meccema Two will retain one set for their records.
- 11.6 The Local Authority will not scrutinise any plans without the Meccema Two "Approved" Stamp.
- 11.7 The building plans are scrutinised by the Resident Architect and referred to the Planning & Aesthetics Committee with recommendation for approval or further discussion, and all comments are at the discretion of Meccema Two Planning & Aesthetics Committee.



To this extent each design and site will be treated on its own merits. Whilst a proposal may comply with the specific inclusions contained in this document, the final design must in every way comply with the design rules and aesthetic intent of the Estate. This will be determined by the review process of the Planning & Aesthetics Committee.

NO WORK MAY COMMENCE ON SITE WITHOUT THE WRITTEN APPROVAL OF BOTH THE LOCAL AUTHORITY AND MECCEMA TWO; WHICH APPROVALS MUST BE THE SAME IN EVERY RESPECT.

12.0 THE DRAWING AND SUBMISSION PROCEDURE FOR NEW BUILDINGS, ALTERATIONS, ADDITIONS, MINOR BUILDING WORKS AND LANDSCAPING.

12.1 ORIENTATION MEETING AND DESIGN APPROVAL – NEW BUILDINGS.

- a) The Architect/Principal Agent and owner will meet with the Meccema Two Estate Manager and Planning & Aesthetics Manager.
- b) The Estate Manager will discuss and explain the daily operations of Meccema Two and highlight certain requirements.
- c) The Resident Architect will discuss the proposed development and highlight certain requirements.
- d) The Architect/Principal Agent should check the latest “Design, Development, and Building Control Codes” and Town Planning & Development Control criteria relevant to the particular site and ensure that these rules are complied with prior to commencing any work.
- e) Sketch plans drawings on A1 format must be submitted to Meccema Two along with the specifications for finishes at an orientation meeting, or directly afterwards.
- f) On approval of the sketch design, the Principal Agent must submit one full set of building plans and specifications to Meccema Two for approval.

12.2 REQUIREMENT OF INFORMATION AND STANDARDS FOR ALL DRAWINGS

12.2.1 SITE PLAN:

- a. Full site plan and part of adjacent sites to be shown to scale;
- b. All proposed and existing buildings to be shown and labelled;
- c. Part of adjacent buildings if within 10M to be shown and labelled;
- d. North point to be shown and labelled;
- e. All servitudes, building lines, and boundary lines to be shown and labelled;
- f. All services on the site and in the verge area to be shown and labelled (sewer drains and manholes, storm water drains and manholes, water supply and connection point, electrical cables and kiosk, telkom cables and manholes, rodding eyes, substation, street lights, road signage, village signage, soak pits, septic tanks, conservancy tanks, fire hydrants, etc);
- g. All corner peg levels to be provided and related to MSL ;
- h. All platform levels, including platform levels on adjacent sites to be provided;
- i. All floor levels and road levels to be provided and related to MSL ;
- j. Site boundary length dimensions to be provided;
- k. Lot and street numbers to be endorsed on the sites;
- l. Street names to be provided;
- m. Verge width dimension to be provided;
- n. All trees and landscaping in verge area to be indicated;
- o. Site plan title and scale to be provided;
- p. All setting-out dimensions and side space dimensions to be provided;
- q. All entrance features, water features, and fences to be shown and labelled;
- r. Golf course or dams to be indicated and labelled;
- s. Storm water control channel and grating is to be provided across the driveway at the site boundary, and to be connected to a storm water drain;
- t. Entrance scoop to be indicated and entrance levels provided.



12.2.2

ELEVATIONS:

- a. All elevations to be shown and related to the North Point;
- b. All elevations to correctly relate to the floor plans;
- c. Elevation tiles and scale to be provided;
- d. All natural ground lines to be indicated and labelled;
- e. All finish ground lines to be indicated and labelled;
- f. All ground levels to be indicated and labelled (related to MSL);
- g. All exterior finishes to be specified and extent indicated;
- h. All roof materials, chimneys, awnings, blinds and roof lights to be specified;
- i. All external features and decorations to be specified;
- j. All rainwater down pipes and plumbing to be shown and labelled;
- k. All windows and doors to be specified;
- l. All window opening sections to be indicated;
- m. All sliding doors and stack doors to be indicated and specified;
- n. All retaining walls and banks to be specified and full extent shown;
- o. Site boundaries, building lines, and servitudes to be shown and labelled;
- p. Relation to adjacent sites to be shown;
- q. All levels and ground lines must relate to information on floor plans and site plan;
- r. Satellite dish position to be shown and installation specified;
- s. Air conditioning units to be shown and labelled;

12.2.3

FLOOR PLANS:

- a. All floor plans to be provided to scale;
- b. Floor plans to be correctly designated;
- c. Floor plan titles and scale to be provided;
- d. All finish floor levels and ground levels to be provided and related to MSL;
- e. All dimensions to be provided;
- f. All rooms to be correctly designated;
- g. All finish materials to be specified;
- h. All windows and doors to relate to the elevations;
- i. All sliding doors and stack doors to be specified;
- j. All services to be shown;
- k. Satellite dish position to be shown;
- l. North point to be provided and relate to site plan;
- m. All section lines to be provided;
- n. Air conditioning units to be shown and specified;

12.2.4

SECTIONS:

- a. Sections to relate to section lines on floor plans;
- b. All finishes and materials to be specified;
- c. Section through the site and adjacent sites to be provided showing relation to platforms, buildings, retaining wall, etc;
- a. All finish floor levels to be provided;
- b. Roof pitches must be specified;

12.2.5

GENERAL:

- a. Detailed schedule of areas to be provided;
- b. All construction notes to be endorsed on drawings;
- c. Full site cadastral description and street number to be provided on each drawing;
- d. Full project proposal to be provided on each drawing;
- e. Accredited architect/building designers name, address, and contact numbers to be provided on each drawing;
- f. Accredited architect/building designer and owner's signature to be provided on each drawing;



- g. All drawings to be compiled in sets (site plan, floor plans, elevations, sections) and numbered in numerical order per set.
- h. All sets of drawings to be folded as per SABS 0143-1980 figure 7 A1;
- i. All drawings to be on A1 format sheets;
- j. A 100mm clear margin on the right hand side of all drawings is to be provided (No notes to be endorsed in this margin);
- k. All drawings to be endorsed “Design and finishes to comply with Mecema Two Design and Development Rules and Town Planning Controls”;
- l. Tippex and stick-on corrections will not be accepted;
- m. Lettering must not be smaller than 2mm on any drawing;
- n. All endorsements to be done in black ink;

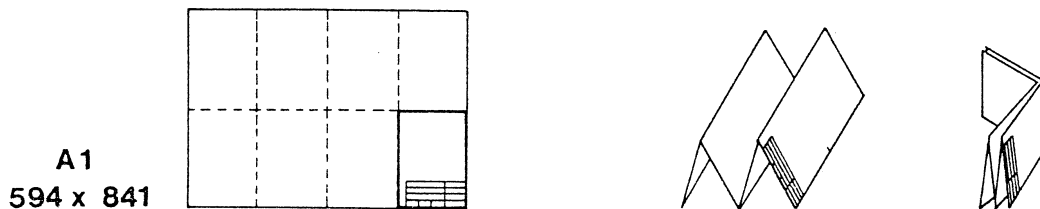
12.3 REQUIREMENTS FOR BUILDING PLAN SUBMISSION AND APPROVAL (ALL WORK)

Showing the following:

- 1. Full site plan to scale (1:100, or 1:200, or 1:500);
- 2. All elevations to scale (1:100, or 1:50);
- 3. All floor plans to scale (1:100, or 1:50);
- 4. All sections to scale (1:100, or 1:50);
- 5. All specification and construction notes;
- 6. Detailed schedule of all floor and site areas;
- 7. Any specific detail to scale (1:5, or 1:10, or 1:20, or 1:50);
- 8. Full cadastral description and street address, full proposal description, accredited architect/ building designer’s title block;
- 9. Signatures of Architect/building designer and owner on each drawing;

The following is required on submitting the full set of drawings to Meccema Two:

- a. One fully coloured A1 format set of working drawings, folded as per SABS 0143-1980 Figure 7 sheet size A1(shown below):



a. A fully com-

- pleted building plan approval application set of forms;
- b. The prescribed building approval administration fee;
- c. A letter of motivation if required for any relaxation of building lines or retaining walls on golf course facing sites;
- d. Letters of consent from adjacent property owners if required for any relaxation;
- e. Engineer’s appointment form and details of what the engineer is responsible for;
- f. Engineer’s details and specifications of all structural work;
- g. One fully coloured A1 format set of landscaping design drawings showing :



1. Full site plan to scale (1:100, or 1:200);
 2. Footprint and extent of all buildings, swimming pools, water features, boundary walls, garden walls, driveways, extent of paving, extent of grassed area, and extent of garden planting area;
 3. All services, servitudes, verge and street furniture, and irrigation layout;
 4. All specifications, and legend of symbols used on the drawing;
 5. Full names, address, and contact numbers of landscaping architect and landscaping contractor;
 6. The prescribed landscape approval administration fee;
 7. Full title block with the correct site cadastral description, street number, and project proposal;
 8. Signatures of landscape architect and owner;
 9. All details of storm water control;
-
- i) A copy of the title deeds;
 - j) Fully completed check list;
 - k) One set of transparent floor plan overlay drawings showing extent of all floors, with floor area calculation (at same scale as floor plan drawings);
 - l) Body corporate, trustees, or governing body consent. (Applicable to all development schemes);

- 12.3.1 The drawings will be scrutinized by the P&A Manager and if applicable also by the full Planning and Aesthetics Committee.
- a. Approval will be granted in writing, or
 - b. Rejected in writing with a list of requirements to be met for approval.

Please note that the Planning and Aesthetics Committee only meet on the first working day of each month. Building plans referred to the Committee will take longer to process. Any proposal that is contentious will be referred to the full Planning and Aesthetics Committee for a decision.

- 12.3.2 On approval of the drawings, the Principal Agent will be notified in writing. On receipt of this notification, the Principal Agent will submit an additional and identical set of drawings to Meccema Two. The drawings will be compared with the original set of drawings, and if in order they will all be stamped "APPROVED", signed, and dated by the resident architect. One set of drawings will be retained by Meccema Two for their record and one set will be returned to the Principal Agent to submit to the eThekweni Municipality together with the Meccema Two approval letter.

- 12.3.3 On rejection of the drawings, the architect will be notified in writing together with a list of requirements to be met for approval. On receipt of this notification, the Principal Agent will collect the rejected set of drawings, attend to the requirements for approval and resubmit the corrected set of drawings or, submit a substitution set of drawings. On receipt of the resubmitted set of drawings the resident architect will scrutinize the drawings, and if in order, approve them. When approved, the same procedure as 9.2.6 will be followed.

The above should be submitted to:

THE PLANNING & AESTHETICS DEPARTMENT
MECCEMA TWO
1 Fairways Reach, Greenbrier Village
Mount Edgecombe



12.4 LOCAL AUTHORITY PLANS APPROVAL.

12.4.1 On approval by Meccema Two the proposed building plans must, together with the Meccema Two approved set of drawings and approval letter, be submitted to the eThekweni Municipality- in terms of the National Building Regulations and Building Standards Act 103 of 1977 and the North Operational Entity's submission requirements. All submissions are the responsibility of the Owner/Principal Agent.

12.4.2 NOTE: No building work may commence without the written approval of Meccema Two and the eThekweni Municipality.

***Please take note of clause 2.2.4 of the Conduct & Rules for Residents stating:-**

Notwithstanding anything to the contrary contained in any law relating to magistrates courts, a magistrate shall have jurisdiction, on the application of Meccema Two, to make an order prohibiting any person from commencing or proceeding with an erection of any building or authorizing Meccema Two to demolish such building or offending part thereof if such magistrate is satisfied that such erection is contrary to or does not comply with the provisions of these Rules or any approval or authorization granted hereunder.

12.4.3 If eThekweni requires any changes or corrections to the submitted building plans, Meccema Two must be notified, and the drawings submitted to Meccema Two must be corrected. All changes must conform to the Meccema Two Town planning controls and Development Rules.

12.4.4 On eThekweni approval of the building plans, a copy of the eThekweni approval letter and approved stamped drawings must be submitted to Meccema Two for verification and comparison of drawings.

13.0 APPOINTMENT OF CONTRACTOR

13.1 Any building or other structure to be erected or any alterations and additions to be carried out on any site shall be constructed by a contractor selected from the list of accredited contractors nominated by the Mount Edgecombe Country Club Estate Management Association II.

13.2 By nominating the contractors, the Mount Edgecombe Country Club Estate Management Association II in no way accepts responsibility for the contractor and the contract remains firmly between the client and the contractor. An updated schedule of approved contractors may be obtained from the Meccema Two office.

13.3 ACCREDITED BUILDING CONTRACTORS PANEL AVAILABLE FROM THE MECCEMA TWO OFFICE.



14.0 SITE HANDOVER AND CONSTRUCTION

14.1 On approval of the building plans by both MECCEMA TWO and the eThekweni Municipality, the Principal Agent will provide MECCEMA TWO with a copy of the approved drawings (which must have both Meccema Two and the eThekweni approval stamps and signatures);

14.2 The Principal Agent will request a site handover meeting with Meccema Two;

14.3 Meccema Two will schedule the date and time for the site handover meeting only when all the documentation and drawings have been submitted and verified. The following documents will be required:

- a. Site handover application documents;
- b. eThekweni Municipality approval letter and copy of approved drawings;
- c. Title Deeds and SG diagram showing all servitudes;
- d. Land Surveyor's certificate, dated not older than three months;
- e. Copy of Contractor's signed contract with client;
- f. Site establishment plan showing extent of shade cloth perimeter fence, access, toilet and ablution area, materials storage area, storm water control, and position of contractor's advertising board;
- g. Details of the wording on the contractor's advertising board.

14.4 The following persons must be present at the site hand-over:

- a. The Meccema Two Planning & Aesthetics Manager
- b. The appointed Principal Agent;
- c. The appointed Principal Contractor;
- d. The registered owner, or his/her representative;

14.5 The following must be established prior to the site hand-over meeting:

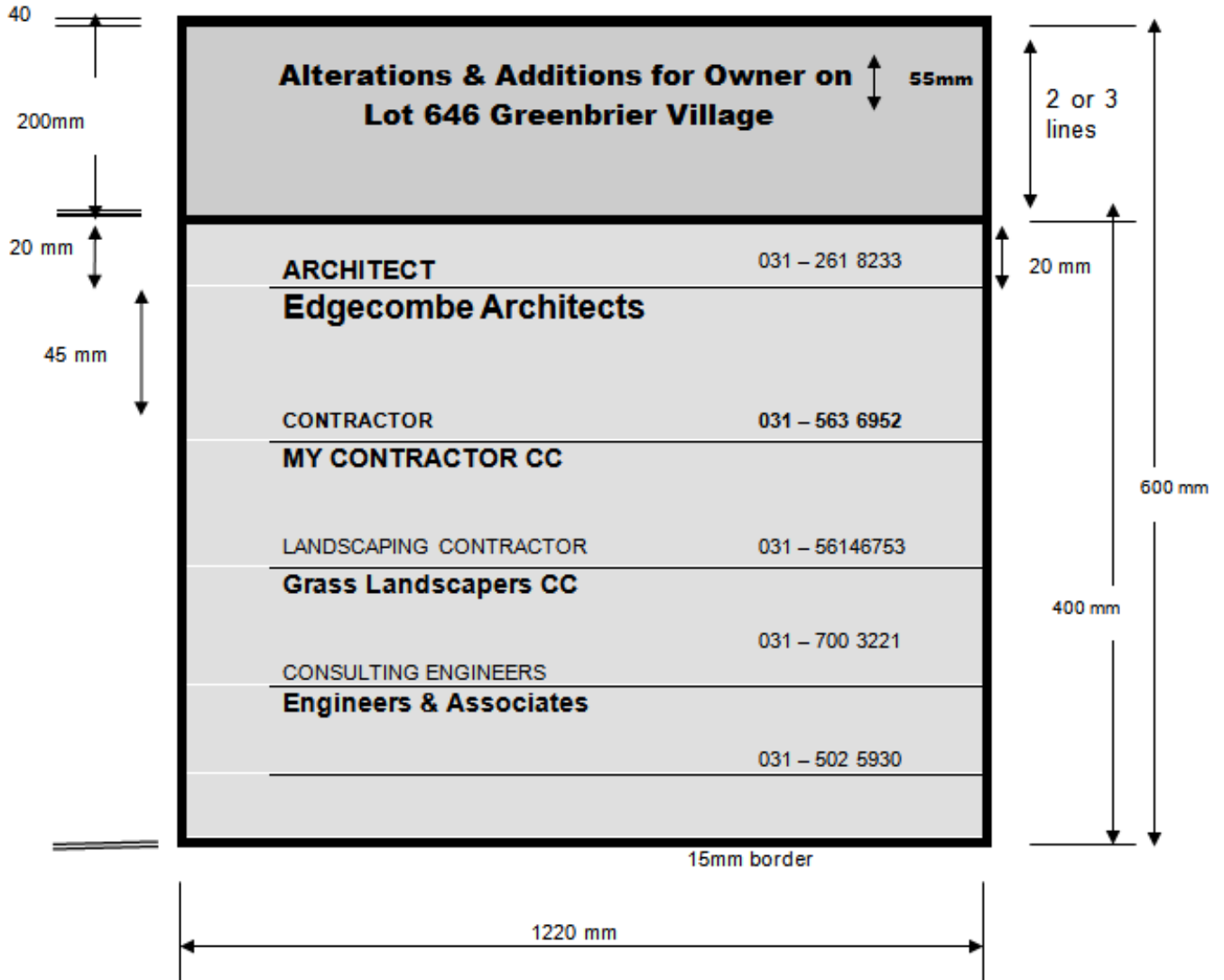
- a. Site number must be displayed;
- b. All the site boundary and corner pegs to be exposed, flagged and identified;
- c. Sewer connection point;
- d. Storm water connection point;
- e. Electricity connection point;
- f. Telkom connection point;
- g. Water connection point;
- h. Any other services and servitudes;

All the above must be pointed out and confirmed at the site hand-over meeting.

14.6 The contractors advertising board must be erected within seven (7) working days from the date of the site hand over, and prior to any earth work and building work commencing. The advertising board must conform to the following examples and clause 3.2 and annexure "A" of the Contractor's Obligation Agreement. The advertising board must be parallel with the road and hard up against the shade cloth fence.



14.6.1 EXAMPLE OF CONTRACTORS ADVERTISING BOARD
(refer also to site hand over and Contractors obligations agreement)





- 14.7 Green shade cloth (80% factor) must be erected along the entire perimeter of the site immediately after the site hand-over, and prior to any earth work or building work commencing;
- 14.8 The site must be secured after working hours and over weekends in such a manner that access onto the site is not freely gained. (Access to any building site by any person other than the Contractor's employees, Meccema Two Officials, and Local Authority Officials is prohibited).
- 14.9 Earth work and building work must commence within seven (7) working days from site hand-over date;

14.10 CONSTRUCTION PERIOD

Construction of any house or any improvements or alterations once commenced shall be completed within 9 months or a mutually agreed shorter time period or an extended period with the consent in writing of Meccema Two.

14.10.1 BREACH

- A) In the event of the Contractor being in breach of any obligations under this agreement, then MECCEMA TWO shall be entitled to one or more of the following remedies.
- B) Give written notification to the Contractor to remedy the breach within 24 hours.
- C) Close the Contractor's access to the site until the breaches have been remedied.
- D) Insist on rectification of the breach at the cost of the Contractor.
- E) Issue of a written warning.
- F) Imposition of a fine as listed below, or as decided by the Board.
- G) Banning from the Estate for a period of time and temporary removal from the panel.
- H) Permanent banning from the Estate and removal from the panel.

The minimum fine applicable on the Estate is R500.00 up to a maximum of R20, 000.00 dependant on the severity of breach. Fines are issued to the party in breach and payable within 14 days of notice, the owner however remains responsible for all fines issued to his residence.

15.0 AS BUILT DRAWINGS AND PROJECT COMPLETION INSPECTION

- 15.1 On completion of the building project, the Principal Agent will submit a coloured set of as built A1 format drawings to Meccema Two at least one week prior to the completion hand over of the site.

These drawings must be an accurate and true reflection of what is built on site (dwelling, fencing, water features, swimming pool, paving, retaining walls, banks, satellite dish, air conditioning units, awnings, blinds, services, etc.) All elements must conform to the Design, Development, and Building Control Codes.

- 15.2 These drawings will, when approved, supersede all previously submitted drawings;



- 15.4 The Planning & Aesthetics Manager will inspect the site and verify that:
 - a. the drawings are a true reflection, and approve the drawings, or;
 - b. reject the drawings for not being a true reflection or do not conform with the Design, Development, and Building Control Codes;
- 15.5 On approval of the as built drawings the Principal Agent will arrange with MECCEMA TWO for a final Completion Inspection.
- 15.6 The MECCEMA TWO approved as built drawings must be submitted to the eThekweni Municipality for approval;
- 15.7 On approval from the North Operational Entity they will inspect the site and buildings and an occupation certificate will be issued if they find the premises to be in order;
- 15.8 The owner can now take occupation of the building.
- 15.9 The owner cannot take occupation of the completed building until written permission is given by the eThekweni Municipality by means of an occupation certificate, and MECCEMA TWO written permission.

***Please note:** This is an active document and is subject to revision. The Homeowners Association reserves the right to amend the Design & Development Rules, and absolves itself from any liability in the event of unacceptance of the revisions by the Owner or appointed Architect.*

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MOUNT EDGECOMBE
COUNTRY CLUB ESTATE



**MOUNT EDGECOMBE COUNTRY
CLUB ESTATE TWO**